



GIBBINS RICHARDS
Makings home moves happen

33 Pear Tree Way, Wellington TA21 9AB
Offers in Excess of £265,000

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Making home moves happen

A deceptively spacious three bedroom semi detached house, spread across three levels, with a driveway for two vehicles and an attractive, low maintenance rear garden. Offering three exceptional double bedrooms, along with a living room, kitchen / diner, utility room and separate boot room, the home is perfect for a wide range of purchaser. An internal viewing is highly advised.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The town boasts an abundance of boutique, independent shops and national stores. There are plenty of things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

Wonderfully spacious semi detached home

Three sizeable double bedrooms

Excellent cosmetic condition throughout

Additional utility space

Attractive, low maintenance rear garden

Driveway for two vehicles

Internal viewing highly advised





Entrance Hall

12' 8" x 12' 5" (3.86m x 3.78m)
14' 0" x 11' 1" (4.26m x 3.38m)
9' 6" x 4' 5" (2.89m x 1.35m)
plus a useful additional boot room

Bedroom One

15' 8" x 16' 4" (4.77m x 4.97m)

Bedroom Two

15' 8" x 9' 4" (4.77m x 2.84m)

Bedroom Three

10' 10" x 9' 1" (3.30m x 2.77m)

Family Bathroom

9' 1" x 6' 6" (2.77m x 1.98m)

Outside

To the front is a driveway and to the rear is a low maintenance garden



GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.

2ND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.