



GIBBINS RICHARDS 
Making home moves happen

104 Barrington Way, Wellington, TA21 9BF
£220,000

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The property offers well-proportioned accommodation, including two double bedrooms and practical living space suited to a range of buyers. To the rear is an enclosed garden providing private outdoor space, while the property also benefits from an allocated parking space. Conveniently situated for local amenities and transport links, this home offers a practical layout in a modern development.

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

Barrington Way is a well-regarded small modern development located on the edge of Rockwell Green, a short distance west of Wellington's town centre. Rockwell Green offers good amenities such as post office, primary school, general store and restaurant. Wellington town centre itself is only a mile away and has more comprehensive facilities, such as supermarkets, regular markets, cafes and wide range of educational facilities of high repute. The area is surrounded by stunning countryside, including the nearby Blackdown Hills. Travel links to the M5 motorway can be found at junction 26 (Wellington) and 27 (Tiverton Parkway).

Approx 639sq.ft/ 59.3 sq.m

No onward chain

Redrow development

UPVC double glazing and gas central heating

Allocated parking

Rear access via gate

Spacious enclosed easy to maintain rear garden





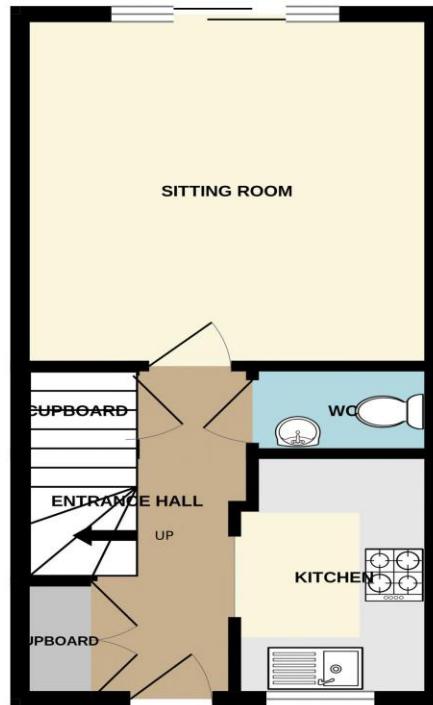
ACCOMMODATION

Entrance Hallway

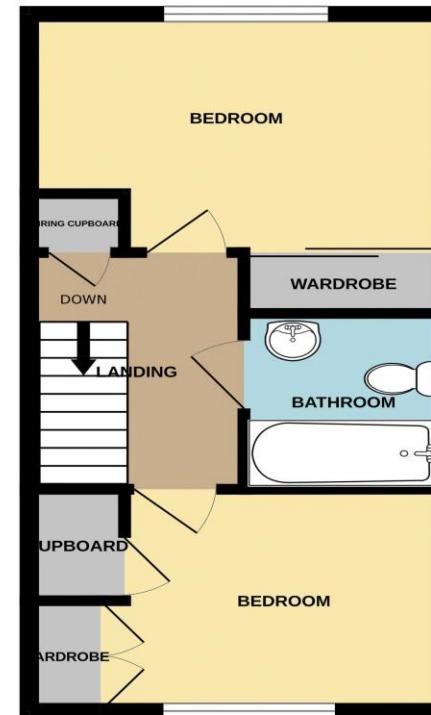
Kitchen	7' 1" x 6' 1" (2.17m x 1.86m)
Living Room	12' 11" x 12' 7" (3.94m x 3.84m)
Cloakroom	4' 11" x 3' 8" (1.5m x 1.11m)
Bedroom One	12' 7" x 8' 9" (3.83m x 2.67m)
Bedroom Two	9' 1" x 7' 10" (2.78m x 2.4m)
Bathroom	6' 5" x 6' 3" (1.96m x 1.91m)
Outside	An enclosed rear garden laid to patio and lawn. It has the benefit of a rear gate for convenience and a wooden shed for storage.



GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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 not guaranteed. 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.

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