



GIBBINS RICHARDS 

23 Scotts Lane, Wellington TA21 8PL

£200,000

GIBBINS RICHARDS 
Making home moves happen

Town centre location/ Period features/ Three bedrooms

A well-positioned terraced home arranged over three floors, ideally situated within easy reach of Wellington town centre. The property offers versatile and well-proportioned accommodation, making it an excellent opportunity for first-time buyers, investors or those looking to downsize. To the rear, a private enclosed garden provides a low-maintenance outdoor space perfect for relaxing or entertaining.

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

Scotts Lane is a well-established residential address within comfortable walking distance of the town's amenities. Wellington offers a variety of independent retailers, cafés, supermarkets including Waitrose, and well-regarded schools, catering for everyday needs and family life. The town benefits from regular bus services and excellent road links, with Junction 26 of the M5 motorway just a short drive away, offering convenient access to Taunton, Exeter and Bristol.

Approx. 717 sq.ft./66.6sq.m

Three bedroom cottage

Quiet residential street

Close to town centre

Central heating and double glazing

Non-restricted parking to the front

South-facing rear garden with store shed and rear access





Accommodation

Entrance Porch

Sitting Room 12' 0" x 12' 0" (3.65m x 3.65m)

Kitchen / Dining Room 11' 11" x 11' 10" (3.63m x 3.60m)

First Floor Landing

Bedroom Two 12' 0" x 11' 9" (3.65m x 3.58m)

Bedroom Three 6' 10" x 6' 6" (2.08m x 1.98m)

Shower Room 5' 5" x 5' 1" (1.65m x 1.55m)

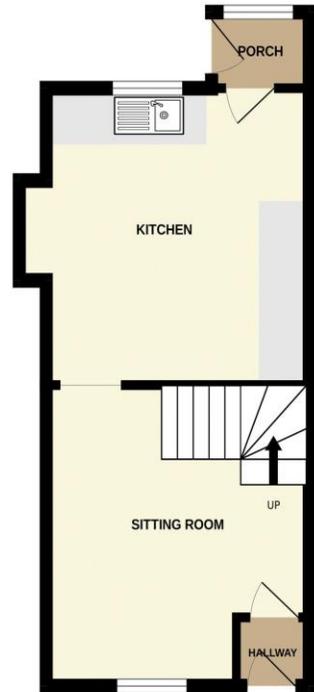
Second floor Bedroom 11' 4" x 11' 5" (3.45m x 3.48m)

Rear Garden Enclosed rear garden laid to patio and artificial grass.

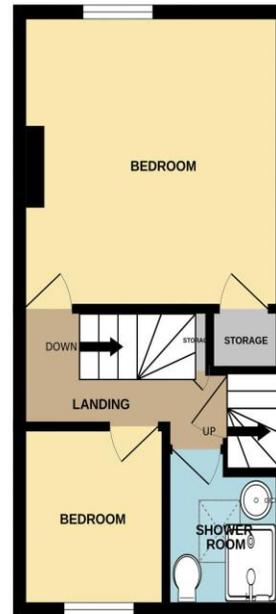
Store shed



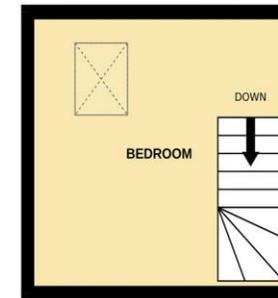
GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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.

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