



**GIBBINS RICHARDS**   
Making home moves happen

**17 Gamlin Close, Wellington TA21 8FN**  
**Offers in excess of £400,000**

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A beautifully presented four-bedroom detached home, built in 2021 by Bloor Homes and lovingly maintained by the original owners. It features a bright bay-fronted living room, modern kitchen/dining area opening onto a private rear garden, three first-floor bedrooms with a family bathroom and en-suite, and a stunning second-floor principal bedroom with en-suite. Outside, there is a garden, garage, and driveway.

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

The property opens into a spacious entrance hall with a cloakroom and WC, under-stairs storage, and a separate utility room with space and plumbing for a washing machine and tumble dryer. Stairs lead to the upper floors, with access to the main living areas. At the front of the house, the living room is bright and welcoming, featuring a large bay window that floods the space with natural light. To the rear, the kitchen/dining area is fitted with modern wall and base units, worktops, an inset sink with drainer, a high-level oven, and a four-ring gas hob with extractor. There is space for a fridge, freezer, dishwasher, and a dining table, with patio doors opening onto the garden. The first floor comprises three bedrooms and a family bathroom. Bedroom two benefits from an en-suite shower room with walk-in shower, WC, and wash basin. The family bathroom is partially tiled and fitted with a four-piece suite. The entire second floor is dedicated to the stunning principal bedroom, which features double built-in mirrored wardrobes, additional storage above the stairs, and its own en-suite shower room with walk-in shower, WC, and wash basin. Outside, the rear garden is private and well-kept, with a patio area leading onto a lawn, all enclosed by timber fencing. A side gate gives access to the garage and tarmac driveway. The garage includes an up-and-over door, power and lighting, and a side door accessed directly from the garden.

Approximate 1389 sq.ft / 129 sq.m

No onward chain

Driveway parking

Garage with lighting & power

Large master bedroom with en-suite

Enclosed rear garden with side gate access

Family bathroom & two en-suites

Built by Bloor Homes in 2021



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## Accommodation

Entrance Hallway

Downstairs Cloakroom

Utility Room

Living Room 17' 3" x 11' 9" (5.25m x 3.59m)

Kitchen/Diner

20' 4" x 13' 11" (6.20m x 4.25m)

First Floor Landing

Bedroom Two 12' 6" x 10' 4" (3.80m x 3.14m)  
With en-suite

Bedroom Three

10' 10" x 10' 6" (3.29m x 3.19m)

Bedroom Four

9' 11" x 8' 2" (3.01m x 2.49m)

Family Bathroom

10' 6" x 7' 5" (3.19m x 2.27m)

Master bedroom  
With En-suite

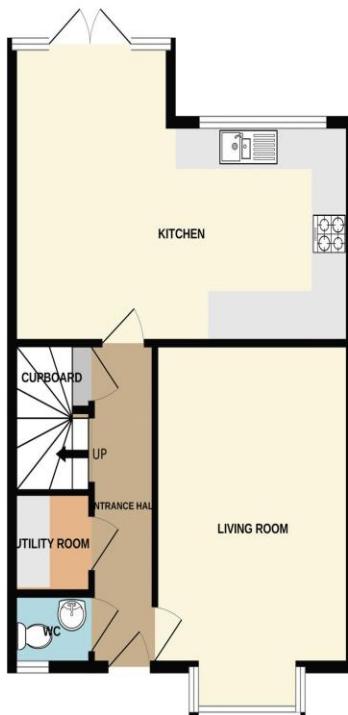
13' 8" x 10' 6" (4.16m x 3.19m)

## Outside

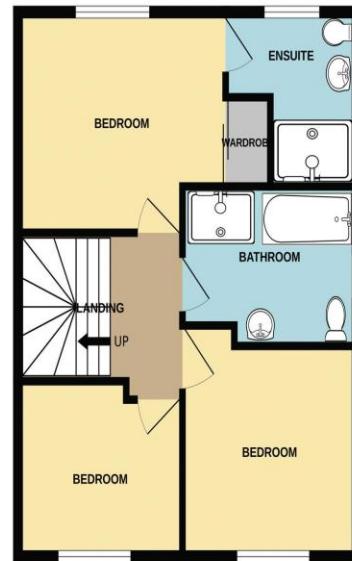
The rear garden is laid to patio and lawn, offering a private outdoor space. The garage has an up-and-over door and side access, with driveway parking available alongside the house.



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: [wg@gibbinsrichards.co.uk](mailto:wg@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)