



GIBBINS RICHARDS   
Making home moves happen

28 Jurston Fields, Wellington, TA21 9FX

£270,000

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**Two double bedrooms/ Off road parking/ Modern development**

A beautifully presented two bedroom end of terraced home offering contemporary living within a sought after modern development. The property opens into a welcoming entrance hall leading to a spacious open-plan sitting room, dining area, and modern kitchen, creating a bright and sociable living space. A convenient cloakroom and rear lobby provide practical access to the garden. Upstairs, the main bedroom benefits from its own ensuite shower room, while a second generous double bedroom and a family bathroom complete the first-floor accommodation. Externally, the property enjoys a private, enclosed rear garden featuring both patio and lawn areas ideal for relaxing or entertaining. To the front, a driveway provides off-road parking for two vehicles. Combining modern comfort with a convenient location, making it an ideal purchase for first-time buyers, couples or those looking to downsize.

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

Jurston Fields is a modern residential area on the edge of Wellington built in the early 2020s by CG Fry & Son within easy reach of local amenities, schools and good transport links to the A38 and M5

Approx 724 sq.ft/ 67.3sq.m

Built by CG Fry & Son in 2022

Two double bedrooms with en-suite

End of terrace

Reminder of NHBC warranty

Driveway for two vehicles

Ideal for first-time buyers, couples or those looking to downsize

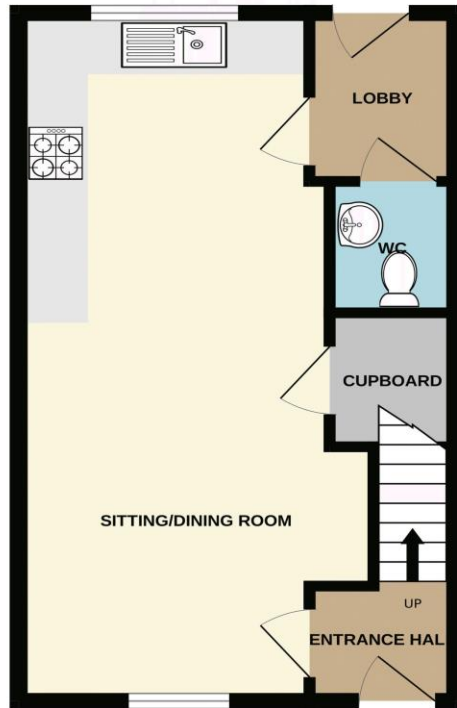




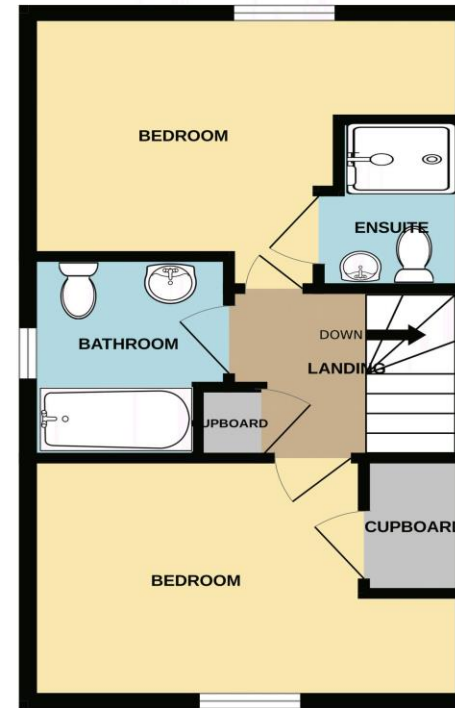
Accommodation	
Entrance Hall	
Sitting Room/ Dining Room/ Kitchen	25' 4" x 11' 7" (7.72m x 3.53m)
Cloakroom	
Lobby	6' 2" x 4' 9" (1.88m x 1.45m)
Bedroom	14' 3" x 10' 2" (4.34m x 3.10m)
Ensuite	
Bedroom	14' 3" x 8' 11" (4.34m x 2.72m)
Bathroom	7' 5" x 6' 7" (2.26m x 2.01m)
Outside	Driveway & rear garden



GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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 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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