



GIBBINS RICHARDS 
Making home moves happen

7 Station Road, Wellington TA21 8JZ

£415,000

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Impressive Victorian townhouse /Close to town centre/Flexible accommodation

A beautifully presented Victorian townhouse offering four bedroom accommodation over three floors and located in one of the more sought-after residential sectors of Wellington.

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

The property, is approached via steps to the front door, offers an impressive ground floor comprising a sitting room with bay window, dining room with fireplace and open plan kitchen with breakfast area to the rear. There is a half landing to the rear of the first floor which has a bathroom, separate cloakroom and small fourth bedroom. The first floor offers two double bedrooms, one having an ensuite shower room. The last bedroom is located on the top (second) floor and is an impressive double, also with a good sized ensuite shower room. The house is offered to the market with gas central heating, a good sized (25') store shed to the side and a beautifully enclosed rear garden with rear access out to Owen Street. Station Road is deemed a highly desirable residential sector of Wellington being steeped in history and character and it is also well located for The Basins, The Sports Centre, the canal and river walks and the amenities in the town centre.

Approx. 1638 sq.ft/ 152.2 sq.m

Three storey townhouse

Victorian character and features

Popular residential sector Wellington

Close to local amenities and facilities

Excellent location for dog walks

Close to town centre

Excellent internal accommodation



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Accommodation

Entrance Porch

Entrance Hall With impressive tiled floor and under stairs cloakroom

Sitting Room 13' 2" x 11' 9" (4.01m x 3.58m) Bay window

Dining Room 11' 1" x 10' 9" (3.38m x 3.27m) With feature fireplace

Kitchen/Breakfast Room 23' 6" x 10' 5" (7.16m x 3.21m) Including pantry cupboard

First floor half landing Airing cupboard

Bathroom with separate WC 5' 9" x 5' 9" (1.75m x 1.75m)

Bedroom 9' 3" x 8' 6" (2.82m x 2.59m)

Bedroom 11' 1" x 9' 5" (3.38m x 2.87m) Built in cupboard

Bedroom 13' 2" x 12' 8" (4.01m x 3.86m) Walk in wardrobe

Ensuite shower room

Landing

Master bedroom 14' 4" x 11' 8" (4.37m x 3.55m)

Ensuite shower room

Outside

Terraced front garden and sunny rear garden. Rear pedestrian access to Owen Street

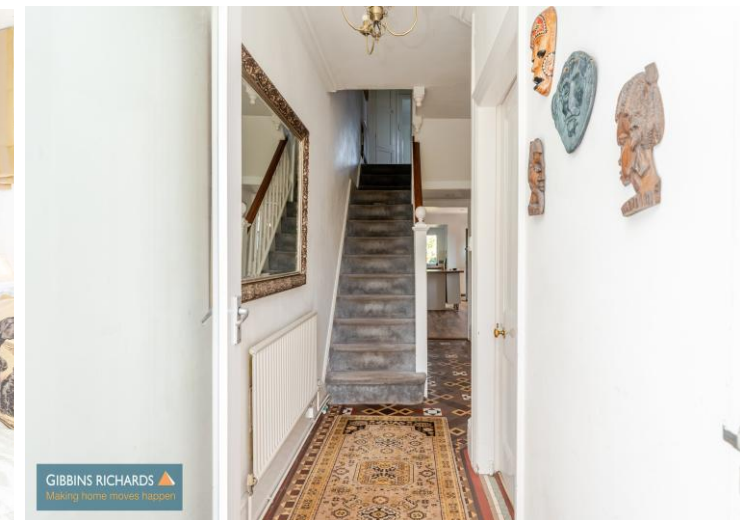
Storage Shed 25' 2" x 5' 8" (7.66m x 1.73m) With power and light.



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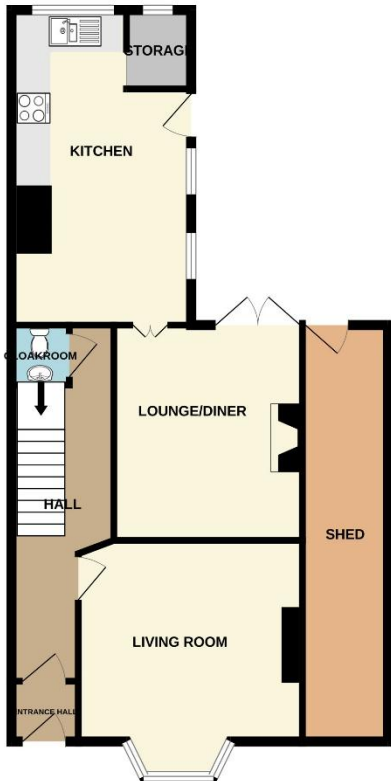


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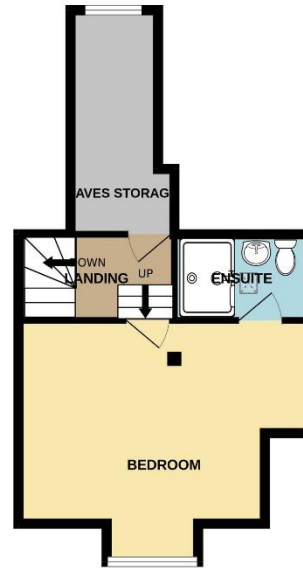
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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.



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