



43 Pear Tree Way, Wellington TA21 9AB

£425,000

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Detached/ Utility room/Study

Situated in a popular residential area of Wellington, this well-proportioned four bedroom detached home offers versatile living space, a private rear garden and off-road parking with garage. The ground floor is entered via a welcoming entrance hallway, giving access to a useful home office/study, ideal for remote working. The spacious sitting room provides a comfortable area for relaxing and entertaining. To the rear of the property is a bright kitchen/diner, offering ample space for family dining and with access to the garden. A separate utility room adds further practicality. Stairs rise to the first floor where the master bedroom benefits from an en-suite shower room. There are three further bedrooms, all well proportioned, along with a family bathroom. Outside, the enclosed rear garden is laid to patio and lawn, providing an excellent space for outdoor dining and recreation. To the front, the property benefits from a single garage and driveway parking. This attractive home is well suited to families or professionals seeking a comfortable property within easy reach of local amenities, schools, and transport links.

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

The town boasts an abundance of boutique, independent shops and national stores. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park/gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live.

Approx 1322 sq.ft./ 122.8 sq.m.

Four bedroom detached house

Spacious sitting room

Separate study

Kitchen/ Diner

Gas central heating and UPVC double glazing

Single garage and driveway

Enclosed rear garden

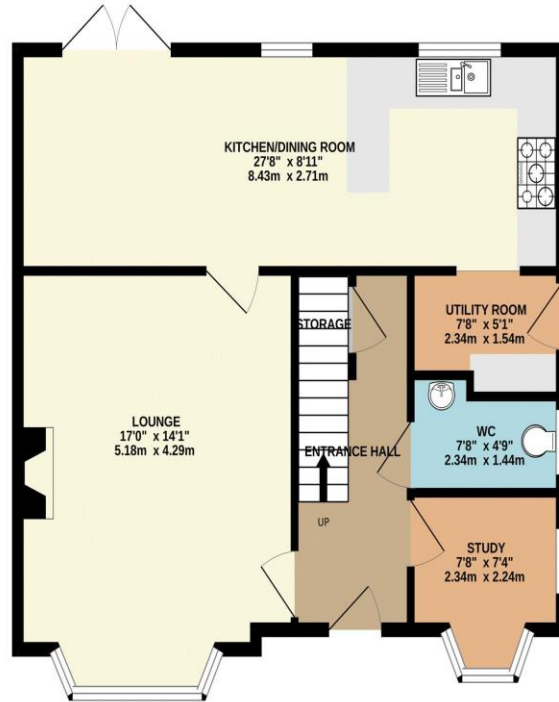




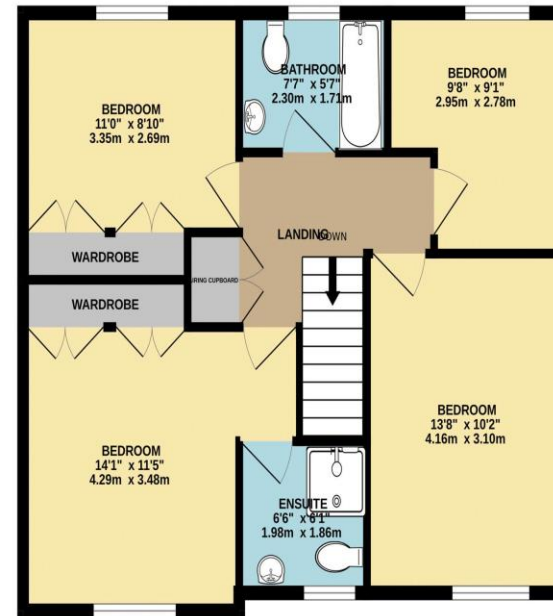
Accommodation	
Entrance Hallway	Stairs leading to the first floor
Office	7' 4" x 5' 5" (2.23m x 1.65m)
Sitting Room	15' 2" x 13' 10" (4.62m x 4.21m)
Kitchen/Diner	27' 8" x 8' 9" (8.43m x 2.66m)
Utility room	7' 4" x 5' 0" (2.23m x 1.52m)
First Floor Landing	
Master bedroom	13' 1" x 10' 7" (3.98m x 3.22m)
En-suite	6' 4" x 5' 10" (1.93m x 1.78m)
Bedroom Two	13' 6" x 10' 1" (4.11m x 3.07m)
Bedroom Three	11' 1" x 10' 6" (3.38m x 3.20m)
Bedroom Four	10' 0" x 9' 0" (3.05m x 2.74m)
Family Bathroom	7' 5" x 5' 6" (2.26m x 1.68m)
Outside	There is an enclosed rear garden, laid to patio and lawn. Single garage with parking to the front



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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