



GIBBINS RICHARDS 

53 Millstream Gardens, Tonedale, Wellington TA21 0AA  
Offers in excess of £205,000

GIBBINS RICHARDS   
Making home moves happen

No onward chain/ Front and rear gardens/ Cul de sac

This mid-terrace home is located in a quiet cul-de-sac on the popular Millstream Gardens development in Wellington. The ground floor offers a spacious living room and a modern kitchen, while upstairs features two bedrooms with useful built-in storage cupboards and a family bathroom. Outside, the property enjoys a front garden and a generous rear garden laid to patio and a large lawned area, with a gate providing access to a rear footpath. There is also a large shed offering additional storage or hobby space. The home further benefits from two allocated parking spaces.

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

Millstream Gardens is a popular modern development in the thriving market town of Wellington, Somerset. The area is known for its friendly community feel, attractive surroundings and convenient access to local amenities. Wellington offers a great selection of independent shops, cafés, supermarkets, leisure facilities and well-regarded schools, all set at the foot of the beautiful Blackdown Hills, an Area of Outstanding Natural Beauty. Excellent transport links provide easy access to the M5 and nearby Taunton, making the location ideal for both local living and commuting.

Approx. 562 sq.ft./ 52.3 sq.m

No onward chain

Two bedrooms

Modern fitted kitchen and bathroom

Gas central heating and double glazing

Two allocated parking spaces

Front and rear gardens

Cul-de-sac position

Well established development

Great for first time buyers, investors or downsizing



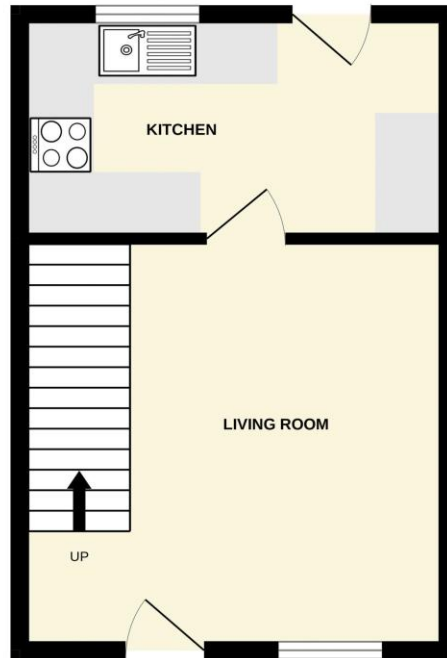


## Accommodation

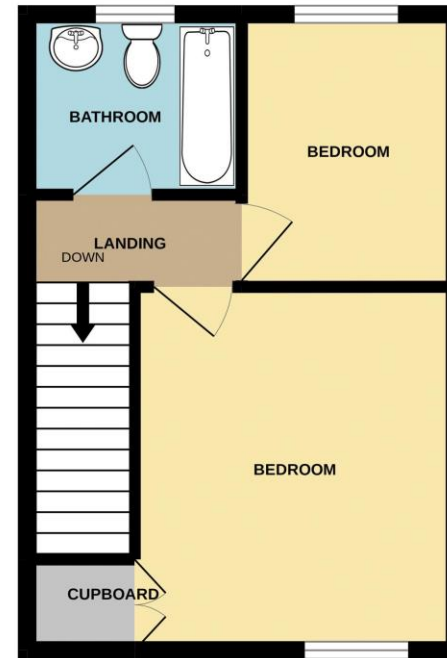
Sitting Room	13' 7" x 13' 1" (4.14m x 3.98m)
Kitchen/Breakfast Room	13' 6" x 7' 3" (4.11m x 2.21m)
First Floor Landing	Access to loft space
Bedroom	13' 7" x 11' 7" (4.14m x 3.53m) Fitted wardrobe & fitted cupboard (housing the boiler).
Bedroom	9' 0" x 6' 11" (2.74m x 2.11m)
Bathroom	6' 5" x 5' 9" (1.95m x 1.75m)
Outside	Front garden laid to lawn with pathway to the front door. The rear garden is fully enclosed and laid to patio and lawn. Garden shed. Rear pedestrian access.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2022

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 Web: www.gibbinsrichards.co.uk