



14 Mill Path, Tonedale, Wellington TA21 0DE

£205,000

GIBBINS RICHARDS   
Making home moves happen

No onward chain/ Modern house/ Two bedrooms

A well-presented two double bedroom terraced home, ideally located in the sought-after Tonedale area of Wellington. The ground floor offers an entrance hall with a convenient cloakroom, a well-appointed kitchen to the front and a bright and spacious lounge to the rear. The lounge features patio doors that open directly onto the garden, creating a perfect space for both relaxing and entertaining. Upstairs, the first-floor landing provides access to two double bedrooms, both benefitting from their own ensuite facilities. Externally, the property has an enclosed rear garden, mainly laid to lawn with a paved seating area, ideal for outdoor dining. A rear gate provides access to allocated parking spaces and a garage.

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

Mill Path is located in the popular Tonedale area of Wellington, within easy reach of the town centre, which offers a range of local shops, supermarkets, cafés and everyday amenities, along with both primary and secondary schooling. The area also benefits from pleasant nearby countryside walks, including along the Grand Western Canal, making it ideal for those who enjoy outdoor activities. For commuters, there is convenient access to the M5 motorway, providing links to Taunton, Exeter and beyond.

Approx. 648 sq.ft/ 60.2 sq m  
No onward chain  
Built by Strongvox Homes in 2018  
Remainder of NHBC warranty  
Off road parking and garage  
Enclosed rear garden





#### Accommodation

Entrance hall

Cloakroom

Kitchen 10' 0" x 5' 11" (3.05m x 1.80m)

Lounge 15' 4" x 12' 9" (4.67m x 3.88m)

First Floor Landing

Bedroom 12' 9" x 8' 11" (3.88m x 2.72m)

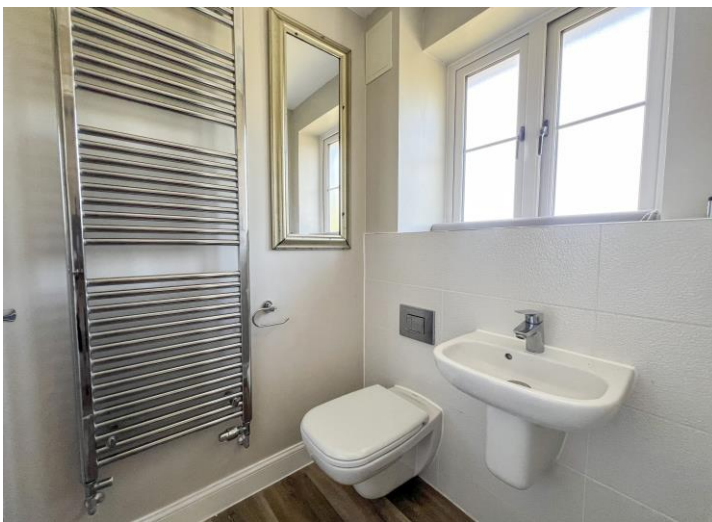
Bedroom 10' 6" x 8' 6" (3.20m x 2.59m)

Bathroom

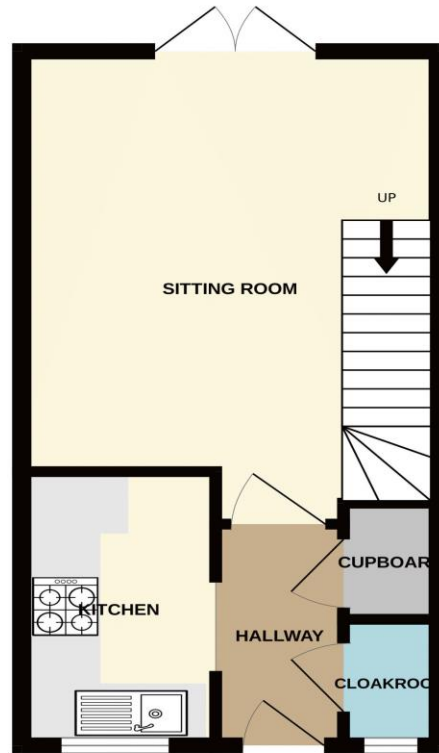
Ensuite

Outside

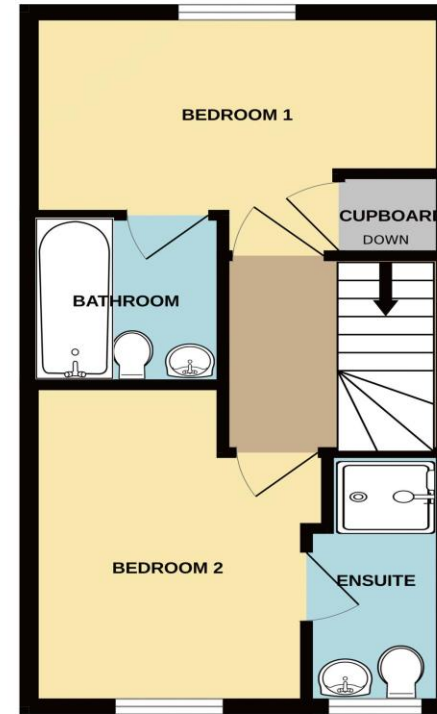
Rear garden with gate leading to off road parking and garage



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk