



GIBBINS RICHARDS   
Making home moves happen

4 Webbers Close, Wellington TA21 9BE

£450,000

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## Detached Bungalow / Driveway & Garage / Front & rear gardens

Situated in a desirable cul-de-sac position within Webbers Close, Wellington, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, having been thoughtfully modernised by the current owners to create a home that is ready to move straight into. Approached via a generous driveway providing ample off-road parking, the property also benefits from a garage with an up-and-over door, offering additional storage or parking options. The bungalow is set within attractive front and rear gardens, both enhanced by mature trees and established shrubs that provide a pleasant and private setting. The rear garden is a particular feature of the property, offering a large lawn area ideal for families and keen gardeners alike, alongside a patio perfect for outdoor dining and entertaining. A further decking area complete with a pergola creates an inviting space to relax and enjoy the surroundings throughout the year. Adding further versatility is a substantial cabin/shed which has been partially insulated, making it suitable for a variety of uses including storage, a hobby room, workshop, or potential home office space. Combining modern presentation with excellent outdoor space and a peaceful location, this attractive detached bungalow presents a fantastic opportunity for those seeking comfortable single-storey living in a well-established residential area.

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

Webbers Close is situated in a sought-after cul-de-sac amongst a select group of similar style bungalows on the popular South side of Wellington within easy walking distance of the town centre. Wellington offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. It also has very good transport links to nearby towns and the M5.

Approxx. 995 sq.ft / 92.4 sq.m

No onward chain

Detached bungalow

Cul de sac location

UPVC double glazing and gas central heating

Large enclosed rear garden

Driveway & garage

South side of Wellington





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### Accommodation

Entrance Porch

Hallway

Living/Dining Room 24' 1" x 13' 5" (7.33m x 4.08m)

Kitchen 11' 5" x 10' 1" (3.47m x 3.07m)

Shower Room

Bathroom

Bedroom One 12' 0" x 11' 3" (3.67m x 3.43m)

Bedroom Two 12' 0" x 11' 3" (3.66m x 3.42m)

Bedroom Three 8' 1" x 6' 10" (2.47m x 2.08m)

### Outside

Offering a generous plot with front and rear gardens, driveway parking for 3/4 cars and a single garage with power.

Garage 17' 1" x 9' 2" (5.2m x 2.8m)

Shed/Cabin 15' 9" x 8' 5" (4.8m x 2.56m)



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GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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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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