



**GIBBINS RICHARDS**   
Making home moves happen

**1 Waterloo Road, Wellington TA21 8HU**  
**£400,000**

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Period property / Town centre location / Garage & Off-road parking

A well-presented four-bedroom end-of-terrace home offering spacious and versatile accommodation set over multiple floors. The ground floor comprises a welcoming living room featuring a wood burner, a separate dining room and an additional study/reception room providing flexible living space. The kitchen is well-proportioned and complemented by a convenient cloakroom, with a conservatory to the rear. To the first floor, a central landing leads to three bedrooms and a family bathroom. The second floor provides a further bedroom and loft room, ideal for a variety of purposes such as home office space, hobbies, or additional accommodation. The property also benefits from a basement level, offering additional storage. Externally, there is a brick-built workshop and a garage. The garden is arranged with a patio area, lawn and established borders, creating an attractive outdoor space. There is also off-road parking leading to the garage off of Courtland Road. This property offers a great balance of character and practicality, making it suitable for families or those seeking flexible living arrangements.

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

Waterloo Road is conveniently located in Wellington, close to the town centre and a wide range of shops, cafés, and everyday amenities. The area is well-suited to families, with local schools and recreational facilities nearby. Excellent transport links are easily accessible, including the A38 and M5 motorway, providing good connections to Taunton, Exeter, and beyond.

Approx 1830 sq.ft/ 170 sq.m

Central location

Four storey end of terrace

Character features

Basement and loft rooms

Close to amenities

Parking and garage

Outside brick storage shed



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### Accommodation

|                       |                                   |
|-----------------------|-----------------------------------|
| Living Room           | 13' 2" x 12' 4" (4.01m x 3.76m)   |
| Dining Room           | 11' 11" x 11' 0" (3.63m x 3.35m)  |
| Kitchen               | 11' 9" x 9' 0" (3.58m x 2.74m)    |
| Study/ Reception Room | 10' 7" x 9' 0" (3.22m x 2.74m)    |
| Conservatory          | 9' 7" x 5' 9" (2.92m x 1.75m)     |
| Landing               |                                   |
| Bedroom               | 14' 7" x 13' 2" (4.44m x 4.01m)   |
| Bedroom               | 13' 1" x 10' 7" (3.98m x 3.22m)   |
| Bedroom               | 11' 10" x 11' 11" (3.60m x 3.63m) |
| Bathroom              | 11' 9" x 9' 0" (3.58m x 2.74m)    |
| Loft room             | 13' 10" x 11' 10" (4.21m x 3.60m) |
| Loft Storage          | 14' 7" x 11' 6" (4.44m x 3.50m)   |
| Brick built workshop  | 15' 1" x 5' 9" (4.59m x 1.75m)    |
| Basement              | 15' 6" x 12' 1" (4.72m x 3.68m)   |

### Outside

Rear garden, garage and off-road parking



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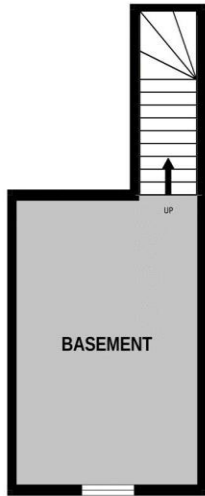


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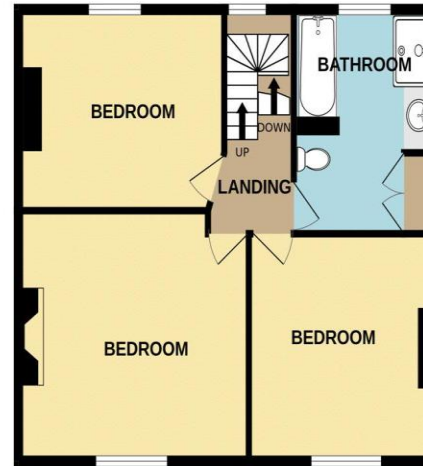
**BASEMENT**  
228 sq.ft. (21.2 sq.m.) approx.



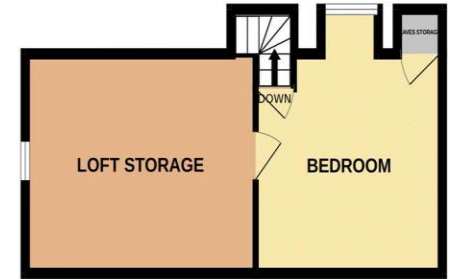
**GROUND FLOOR**  
663 sq.ft. (61.6 sq.m.) approx.



**1ST FLOOR**  
609 sq.ft. (56.6 sq.m.) approx.



**2ND FLOOR**  
329 sq.ft. (30.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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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