



66, Thomas Fox Road, Wellington, Tonedale, TA21 0DF
£230,000

GIBBINS RICHARDS 
Making home moves happen

Low maintenance garden/ Cloakroom/Allocated parking

A well-positioned three bedroom terraced home situated in a popular modern residential development on the outskirts of Wellington. Benefiting from two allocated parking space, rear garden and well-proportioned accommodation throughout, the property is conveniently located within easy reach of local amenities, schools and transport links, making it an ideal first-time purchase or family home.

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

The accommodation comprises an entrance hall, downstairs cloakroom, fitted kitchen and a lounge/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms, including a master bedroom with en suite and a family bathroom. Outside, the property benefits from a low-maintenance paved rear garden and two allocated parking spaces. Situated on a popular residential development, the property is within easy reach of Wellington town centre, local schools and transport links.

Approx 76.9 sq.m / 828 sq.ft

Two allocated parking spaces

Double glazing & gas central heating

Built by Strongvox in 2018

Master bedroom with ensuite

Open plan kitchen/diner

Enclosed low maintenance garden

Downstairs cloakroom

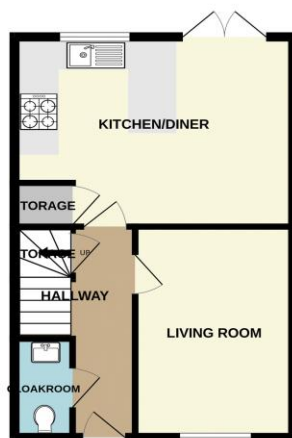
Accommodation

Entrance Hall	
Cloakroom	
Living Room	13' 6" x 9' 4" (4.12m x 2.85m)
Kitchen/Diner	16' 6" x 12' 2" (5.02m x 3.70m)
Landing	
Bedroom One	13' 0" x 9' 10" (3.97m x 3.00m)
Ensuite	
Bedroom Two	11' 4" x 9' 10" (3.46m x 3.00m)
Bedroom Three	9' 7" x 6' 9" (2.91m x 2.06m)
Bathroom	

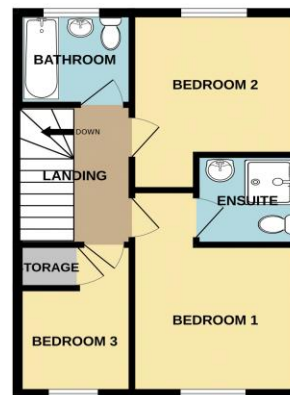
Outside

Enclosed rear garden laid to patio with a gate that gives side access. Two allocated parking spaces.

GROUND FLOOR
422 sq. ft. (39.3 sq. m.) approx.



1ST FLOOR
405 sq. ft. (37.6 sq. m.) approx.



TOTAL FLOOR AREA: 828 sq. ft. (76.9 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their operability or efficiency can be given.
Made with Metropac 12/2018

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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