



22, Ardwyn, Wellington, , TA21 8BP
£275,000

GIBBINS RICHARDS 
Making home moves happen

South side of town/Off Road Parking/No Chain This semi-detached house occupies a generous plot and is approached via a porch leading into an entrance hall. From here, there is access to a sitting room with a bay window, a separate dining room and a kitchen with a downstairs cloakroom leading into the rear garden. Upstairs, the first floor landing leads to three bedrooms and a family bathroom, offering flexible accommodation for a range of buyers. Externally, the property benefits from a small gravelled area to the front, off-road parking and a garage. The rear garden is mature and well established, featuring a combination of lawn, vegetable areas and flower beds, creating a good-sized and private outdoor space.

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

Ardwyn is a quiet residential street on the south side of the town, with easy access to local amenities and nearby countryside, offering a pleasant setting for family living.

Approx 795 sq. ft/ 73.8 sq.m

No chain

Semi detached house

South side of town

Off road parking and garage

Mature gardens

Gas central heating

Hallway	13' 3" x 5' 3" (4.03m x 1.6m)
Kitchen	15' 0" x 7' 5" (4.58m x 2.26m max)
Dining Room	11' 7" x 10' 6" (3.52m x 3.21m)
Living Room	13' 1" x 11' 6" (4m into Bay x 3.5m)
Bedroom 1	10' 11" x 11' 2" (3.33m x 3.4m)
Bedroom 2	10' 11" x 9' 11" (3.33m x 3.03m)
Bedroom 3	6' 11" x 6' 6" (2.12m x 1.97m)
Bathroom	6' 6" x 7' 1" (1.97m x 2.16m)
Garage	19' 4" x 12' 4" (5.89m x 3.75m)



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.