



37, Mills Drive, Wellington, , TA21 9BW
£260,000

GIBBINS RICHARDS 
Making home moves happen

Semi-detached / Garage & Parking / Enclosed Garden

A well-presented three-bedroom semi-detached home offering a fitted kitchen, comfortable living room and downstairs cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a garden, parking and a garage situated within the coach house. A well-kept home offering excellent accommodation throughout. Energy rating : C -79

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

This modern development is conveniently close to Wellington's town centre with easy access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. With its close proximity to the M5 motorway, Cades Farm offers excellent transport links to nearby Taunton, Exeter, and Bristol making it an ideal location for commuters.

Approx 65 sq.m/ 700 sq.ft

Three bedroom semi-detached

Garage in a coach house

Gas central heating and double glazing

Off-road parking

Mature Garden

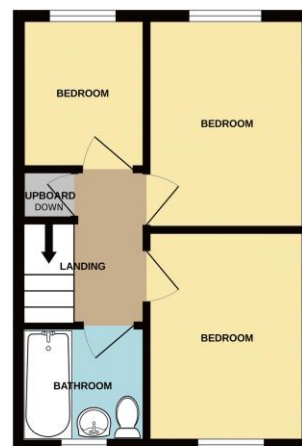
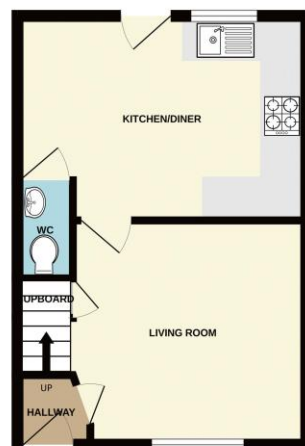
Convenient location to footpaths, supermarkets, bus services and road links

Quiet cul-de-sac position

Accommodation	
Entrance Hallway	
Living Room	14' 3" x 11' 1" (4.34m x 3.38m)
Kitchen/Diner	14' 5" x 10' 1" (4.39m x 3.07m)
Cloakroom	
First Floor Landing	
Bedroom One	13' 4" x 8' 1" (4.06m x 2.46m)
Bedroom Two	10' 9" x 7' 9" (3.27m x 2.36m)
Bedroom Three	7' 7" x 6' 4" (2.31m x 1.93m)
Bathroom	
Outside	Enclosed mature rear garden with side gate. Single garage situated in a coach house with off-road parking in front.

GROUND FLOOR

1ST FLOOR



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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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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