



GIBBINS RICHARDS 
Making home moves happen

26a Blackmoor Road, Wellington TA21 8ED
£525,000

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Detached bungalow/Southside of town/Cul de sac

Situated at the end of a cul-de-sac just off the main part of Blackmoor Road, this detached bungalow offers spacious and versatile accommodation, with established gardens, ample parking and a double garage. The property is approached via a block-paved driveway providing parking for several vehicles, with a mature front garden having established shrubs and borders. The driveway continues along the side of the bungalow, providing access to the double garage and rear garden. The entrance hall leads to the sitting/dining room and the main living room. The living room has doors opening into a conservatory, which overlooks the rear garden. The kitchen leads to a cloakroom, utility room and rear porch, with access onto the garden. There are two main bedrooms. The main bedroom has fitted wardrobes/storage cupboards and an en-suite. The second bedroom has an adjoining room which could be used as a dressing room, home office or occasional bedroom and also has fitted storage. A family bathroom completes the accommodation. Outside, the rear garden is established with a range of mature planting and borders. The side driveway provides access to the double garage.

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

Blackmoor Road is situated on the outskirts of Wellington, which offers a range of shops, cafés, restaurants and everyday amenities. Wellington provides convenient access to the surrounding area, with Taunton approximately 7 miles away and the M5 motorway accessible via Junction 26, providing links towards Exeter and Bristol.

Approx. 1803 sq ft/ 167.5 sq m

No onward chain

Conservatory

Driveway and double garage

Mature gardens

End of cul de sac position

Gas Central heating

Double glazing





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Accommodation

Entrance Hall	5' 5" x 5' 3" (1.66m x 1.6m)
Hallway	
Sitting/Dining Room	12' 0" x 14' 9" (3.65m x 4.5m)
Kitchen	15' 10" x 11' 1" (4.82m x 3.38m)
Cloakroom	
Utility room	11' 10" x 9' 1" (3.61m x 2.77m)
Rear Porch	10' 11" x 5' 5" (3.33m x 1.66m)
Living Room	19' 0" x 18' 10" (5.8m x 5.74m)
Conservatory	13' 11" x 10' 4" (4.24m x 3.14m)
Bathroom	10' 11" x 10' 2" (3.33m x 3.10m)
Bedroom	19' 2" x 13' 2" (5.85m x 4.01m)
En-suite	10' 4" x 7' 10" (3.14m x 2.40m)
Bedroom	11' 8" x 14' 4" (3.56m x 4.36m)
Bedroom/ dressing room	7' 4" x 8' 4" (2.24m x 2.53m)
Outside	
Driveway, double garage, front and rear gardens	



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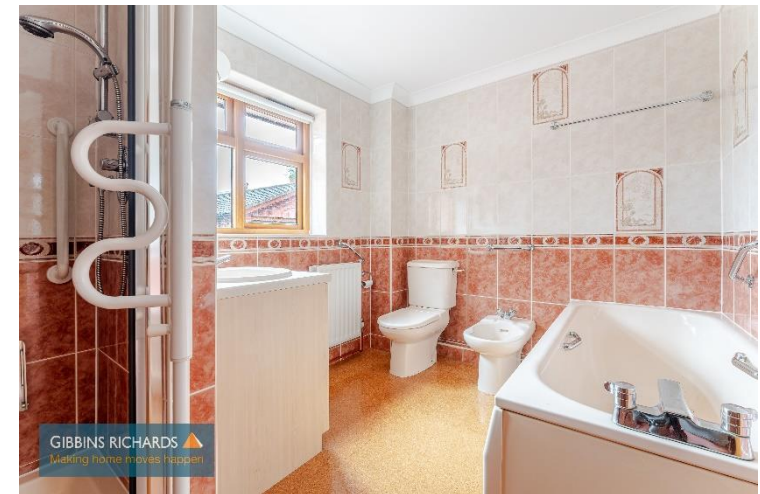
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GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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.



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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