



10, Foxdown Terrace, Wellington, TA21 8BJ
£240,000

GIBBINS RICHARDS 
Making home moves happen

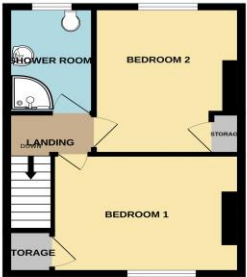
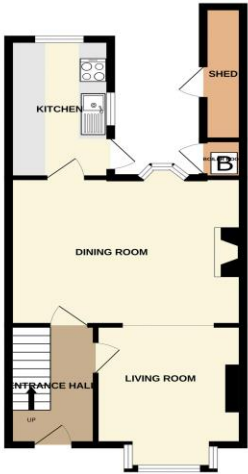
No onward chain/ Off road parking/ Period features
Situating within easy walking distance of Wellington town centre, this attractive two bedroom red brick terrace is offered with vacant possession and no onward chain. The property combines charming period features with well-proportioned accommodation and enjoys an exceptional position overlooking the Wellington School playing fields to the front, while the rear garden backs directly onto open fields. The ground floor features an entrance hallway leading into a generously sized reception room, which flows through to a separate dining area which could also be utilised as a third bedroom, home office or additional reception space, subject to the buyer's requirements. To the rear, the kitchen is fitted with an integrated oven and hob, with a door providing direct access to the garden. Upstairs, there are two well-sized double bedrooms, both served by a spacious shower room. Outside, the property benefits from convenient off-road parking to the front, while the thoughtfully tiered rear garden provides a peaceful outdoor space.

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

Ideally located for access to Wellington town centre, the property is within easy reach of a vibrant selection of independent shops, cafés and supermarkets, as well as local schools and leisure facilities. Excellent transport links provide easy access to the A38 and M5, making the property well placed for commuters.

- Approx. 822 sq ft/ 76.4 sq m
- No onward chain
- Gas central heating and double glazed
- Off road parking
- Tiered rear garden
- Decorative fireplace
- Re-wired in 2022

Accommodation	
Entrance Hall	
Sitting Room	10' 0" x 10' 0" (3.05m x 3.05m)
Dining Room	15' 11" x 12' 4" (4.86m x 3.75m)
Kitchen	11' 7" x 6' 11" (3.53m x 2.10m)
First Floor Landing	
Bedroom	15' 10" x 10' 0" (4.83m x 3.06m)
Bedroom	12' 4" x 9' 11" (3.76m x 3.01m)
Shower Room	
Outside	
Outbuilding	12' 0" x 7' 11" (3.66m x 2.41m)
Outbuilding	11' 1" x 6' 11" (3.38m x 2.10m)
Off road parking at front and tiered rear garden.	



TOTAL FLOOR AREA: 822 sq ft (76.4 sq m) approx.
We have taken every effort to ensure the accuracy of the figures contained here. Measurements of plots, windows, doors and other details are approximate and no responsibility is taken for any error. Information is for guidance only. This plan is for guidance purposes only and does not constitute any prospective purchase. The actual, physical and applicable details may vary from those shown and no guarantee as to their accuracy or efficiency can be given.
Plans and drawings ©2022



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.