



2, The Paddocks, Wellington, TA21 8EZ
£250,000

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Making home moves happen

No onward chain/ Semi-detached/ Garage

An attractive two bedroom semi-detached home featuring an enclosed rear garden, a driveway and a detached garage. The property is approached via a front garden with a pathway leading into the entrance porch, where stairs rise to the first floor. The ground floor comprises a sitting room that flows into an open-plan kitchen/dining area. Extending from the rear is a conservatory, which provides a versatile extra living space and opens directly onto the garden. Upstairs, the landing leads to two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a private driveway providing off-road parking, leading to a detached garage. A side gate provides access to the enclosed rear garden, which is thoughtfully laid to both patio and lawns, making it perfect for outdoor seating and entertaining.

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

This quiet, non-through road is positioned within a short, comfortable walk of Wellington town centre, providing easy access to its excellent range of independent shops, cafes and schools. Commuters are also well-served, with the close offering rapid links to the Wellington bypass and the M5 motorway (Junction 26).

Approx 78.1 sq m/ 840 sq ft (including garage)

No onward chain

Conservatory

Front and rear garden

Detached single garage and driveway

Accommodation

Entrance Hall	4' 7" x 11' 4" (1.40m x 3.46m)
Sitting Room	13' 5" x 10' 9" (4.08m x 3.27m)
Kitchen/ Dining room	14' 1" x 7' 5" (4.29m x 2.26m)
Conservatory	12' 3" x 8' 11" (3.74m x 2.73m)
First Floor Landing	
Bedroom	10' 9" x 10' 1" (3.27m x 3.07m)
Bedroom	11' 8" x 7' 5" (3.55m x 2.26m)
Bathroom	6' 8" x 5' 6" (2.04m x 1.68m)
Outside	Front and rear garden, driveway and garage

GROUND FLOOR
545 sq ft. (50.6 sq.m.) approx.

1ST FLOOR
295 sq ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq ft. (78.1 sq.m.) approx.
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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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