



1, Richards Close, Wellington, TA21 0BD
£150,000

GIBBINS RICHARDS 
Making home moves happen

No onward chain/ Allocated parking spaces/ Front & rear garden
A well-positioned one bedroom end-of-terrace house, situated in a quiet cul-de-sac on the outskirts of Wellington, offered for sale with no onward chain. The entrance porch opens into a good-sized, open-plan sitting/dining room featuring a spiral staircase to the first floor and patio doors out to the garden. The practical kitchen is conveniently located just off the main living space. Upstairs, the landing leads to a comfortable double bedroom alongside a separate shower room. Outside, the property benefits from a front garden, a private, enclosed rear garden with a patio area and two allocated parking spaces.

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

Richards Close is a quiet cul-de-sac on the outskirts of the popular market town of Wellington, which offers an excellent range of everyday amenities alongside beautiful nearby countryside. The property is ideally positioned for commuters, providing effortless access to the M5 motorway for travel to Exeter and Bristol, while Taunton is also within easy reach for further shopping, transport and leisure links.

Approx 439 sq ft/ 40.8 sq m

No onward chain

Electric heating

Open plan living

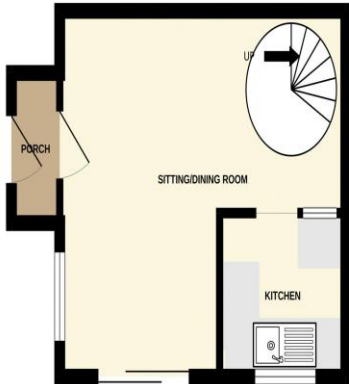
Two allocated parking spaces

Enclosed rear garden

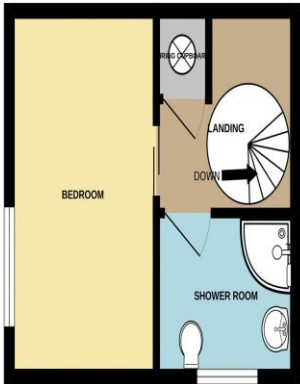
Cul de sac

Accommodation	
Entrance Porch	
Sitting/ Dining room	15' 7" x 13' 7" (4.75m x 4.15m)
Kitchen	6' 11" x 6' 1" (2.10m x 1.86m)
First Floor Landing	7' 7" x 7' 6" (2.31m x 2.29m)
Bedroom	8' 0" x 13' 7" (2.44m x 4.15m)
Shower Room	7' 7" x 6' 1" (2.31m x 1.86m)
Outside	Enclosed rear garden and two allocated parking spaces

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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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 (E48) **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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