



2, Odette Avenue, Wellington, TA21 9GQ
£300,000

GIBBINS RICHARDS 
Making home moves happen

Open plan living/Generous parking/Low Maintenance garden

A beautifully presented three bedroom semi-detached home offering well-planned accommodation over two floors.

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

The property comprises a spacious living room, modern fitted kitchen/diner, ground-floor cloakroom, three bedrooms, family bathroom and en-suite to the main bedroom. Externally, the property benefits from a large tarmac driveway with ample off-road parking, an attractive landscaped front garden and gated side access. To the rear is a beautifully landscaped garden featuring a central lawn, paved patio, decorative gravel pathways, established planting and a timber shed.

Approx 890 sq ft/ 82.8 sqm

Built in 2021 by Bovis Homes

Benefits from remaining NHBC warranty

Double glazing and gas central heating

Large tarmac driveway

Well-maintained landscaped front and rear gardens

Easy access to the M5 motorway and A38

Good choice of schools nearby

Accommodation

Porch	5' 11" x 11' 11" (1.80m x 3.63m)
Living Room	13' 2" x 11' 11" (4.02m x 3.63m)
Hall	8' 11" x 4' 9" (2.72m x 1.46m)
Cloakroom	
Kitchen/Diner	16' 11" x 9' 8" (5.15m x 2.95m)

First Floor Landing	
Bedroom	13' 2" x 10' 8" (4.02m x 3.25m)
En-suite	5' 11" x 5' 9" (1.80m x 1.76m)
Bedroom	9' 8" x 11' 1" (2.95m x 3.37m)
Bedroom	7' 2" x 12' 2" (2.19m x 3.7m)
Bathroom	6' 3" x 6' 11" (1.91m x 2.11m)
Outside	Driveway, front and rear gardens

GROUND FLOOR
445 sq ft. (41.4 sq.m.) approx.

1ST FLOOR
445 sq ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq ft. (82.8 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, it is not intended to be used as a basis for any measurement or valuation. The plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary from those shown. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose.



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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