



84, Russet Close, Wellington, , TA21 9BJ
£250,000

GIBBINS RICHARDS 
Making home moves happen

End of terrace / Allocated parking / Well proportioned

Situated within the popular Cades Farm development, this three-bedroom end-of-terrace house offers well-proportioned accommodation arranged over two floors, together with a low-maintenance rear garden and one allocated parking space. The entrance hall leads to a cloakroom, living room and kitchen/diner. The living room has a door opening onto the rear garden, while the kitchen/diner provides a good-sized family space. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the rear garden is laid to a combination of decking and patio, providing an ideal space for outdoor seating and entertaining. The property also benefits from one allocated parking space.

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

Wellington town centre is within easy reach, offering a range of shops, cafés, restaurants and everyday amenities, with good access to the M5 and wider road network.

Approx. 884 sq ft/ 82 sq m

End of terrace

Three bedroom house

Gas central heating & double glazing

Low maintenance enclosed rear garden

One allocated parking space

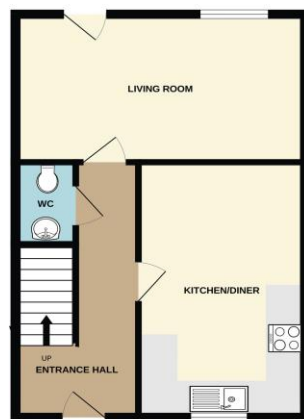
Convenient access to Wellington town centre and M5

Well proportioned bedrooms

Accommodation

Entrance Hall	6' 7" x 16' 5" (2.00m x 5.00m)
Cloakroom	
Kitchen/Diner	16' 5" x 9' 10" (5.00m x 3.00m)
Living Room	17' 1" x 9' 6" (5.20m x 2.90m)
First Floor Landing	
Bedroom	11' 6" x 9' 10" (3.5m x 3.00m)
Bedroom	14' 5" x 7' 10" (4.40m x 2.40m)
Bedroom	11' 2" x 8' 10" (3.4m x 2.70m)
Bathroom	7' 1" x 6' 7" (2.15m x 2.0m)
Outside	Low maintenance rear garden. One allocated parking space.

GROUND FLOOR
442 sq ft. (41.0 sq.m.) approx.



1ST FLOOR
442 sq ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq ft. (82.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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.



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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.

