



GIBBINS RICHARDS 
Making home moves happen

43 Springfield Road, Wellington TA21 8LQ
Offers in the Region Of £275,000

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A charming Victorian terrace offering spacious, open-plan living—ideal for those social gatherings. Beautifully presented throughout, and features a modern kitchen, a recently replaced boiler, UPVC double glazing, and wood burner. Outside, an enclosed rear garden, with rear access, along with the convenience of a good sized garage. Situated on a highly desirable road, this property combines character and with modern comforts in this sought-after location. Energy Rating : D,65

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

CHARMING VICTORIAN TERRACE WITH SPACIOUS, OPEN-PLAN LIVING SPACE

TWO RECEPTION AREAS AND KITCHEN EXTENSION

LIGHT, SPACIOUS AND SOCIABLE SPACES

UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

TWO BEDROOMS AND UPSTAIRS MODERN BATHROOM SUITE

WOOD BURNER

ENCLOSED REAR GARDEN WITH NEWLY LAID PATIO AREA AND PATHWAY

REAR ACCESS WITH TWO PARKING SPACES AND LARGE GARAGE / WORKSHOP

A GREAT PLACE TO LIVE WITH FOOTPATHS & LEISURE FACILITIES ON YOUR DOORSTEP





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Entrance Hallway	Under-stairs cupboard
Sitting Room	11' 8" x 10' 11" (3.55m x 3.32m) Gas fire. Newly laid carpets.
Dining area	14' 0" x 11' 9" (4.26m x 3.58m) Ceramic tiled floor. Storage cupboard and multi fuel stove
Kitchen/Breakfast Room	14' 2" x 9' 9" (4.31m x 2.97m)
First Floor Landing	
Bedroom One	11' 8" x 10' 7" (3.55m x 3.22m)
Bedroom Two	14' 5" x 8' 1" (4.39m x 2.46m)
Family Bathroom	10' 7" x 6' 7" (3.22m x 2.01m)
OUTSIDE	

A good sized rear garden with recently laid patio area and remainder laid to lawn. Pathway leads to the shed and large garage and to the rear parking area.



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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a 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 £30 + VAT (£36) 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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