




GIBBINS RICHARDS 

68 Thomas Fox Road, Tonedale, Wellington TA21 0DF
Offers in the Region Of £235,000

GIBBINS RICHARDS 
Making home moves happen

This modern well presented three bedroom house offers modern and low maintenance living in a popular location on the outskirts of town. Situated on this small development built by Strongvox Homes, the property offers a good size kitchen/dining room, south facing enclosed rear garden, en suite to the main bedroom and two allocated parking spaces. No onward chain.

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

This property sits within a quiet spot at the end of this popular small development, which comprises of one bedroom apartments, coach houses and two and three bedroom houses. Wellington is a thriving market town with a great range of independent shops, supermarkets, cafés and a regular farmers market, as well as local health care and good schools. Taunton (7 miles) is easily accessible from the A38 or M5 motorway which are close by.

END OF TERRACE THREE BEDROOM HOME
GOOD DECORATIVE ORDER THROUGHOUT
OFFERED WITH NO ONWARD CHAIN
GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
TWO ALLOCATED PARKING SPACES
EN SUITE TO MASTER BEDROOM, BATHROOM AND CLOAKROOM
NEARBY COUNTRYSIDE, WALKS
ENCLOSED SOUTH FACING LOW MAINTENACE GARDEN





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ACCOMMODATION

Entrance Hallway	Stairs to first floor.
Cloakroom	5' 8" x 3' 2" (1.73m x 0.96m)
Sitting Room	13' 6" x 9' 2" (4.11m x 2.79m)
Kitchen/Dining Room	16' 5" x 11' 5" (5.00m x 3.48m) Good range of base and wall units. Storage cupboard. Patio doors to rear garden.
First Floor Landing	Access to loft space.
Bedroom One	13' 1" x 9' 5" (3.98m x 2.87m)
En-suite	6' 1" x 5' 9" (1.85m x 1.75m)
Bedroom Two	9' 8" x 9' 1" (2.94m x 2.77m)
Bedroom Three	9' 9" x 6' 9" (2.97m x 2.06m) Airing cupboard.
Outside	The rear garden is fully enclosed and laid to patio with rear pedestrian access. There are two allocated parking spaces close by.



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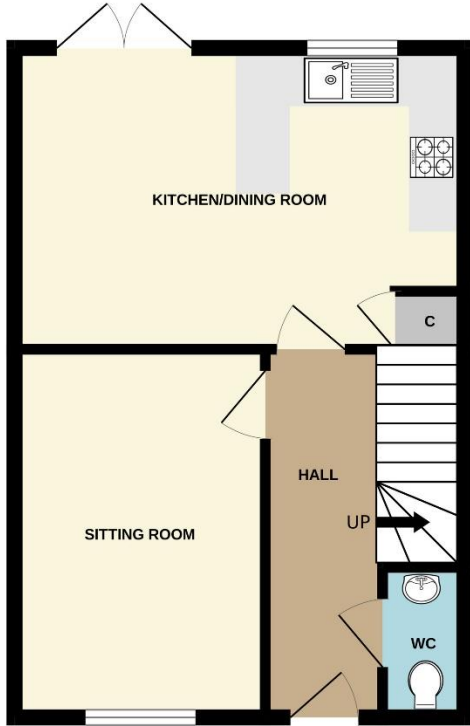


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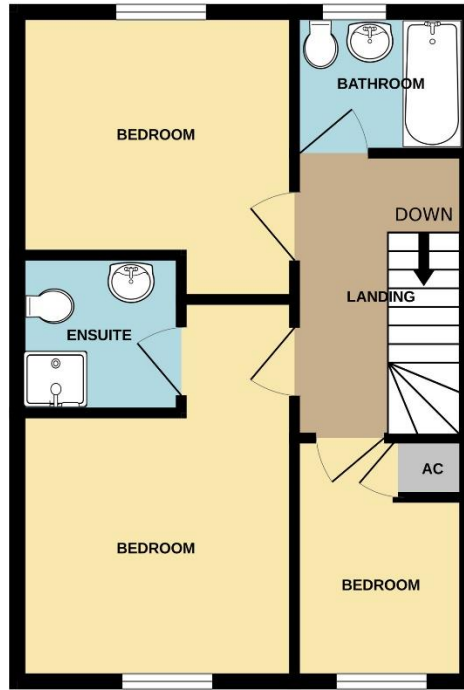


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GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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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.



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