



GIBBINS RICHARDS 

67 Sylvan Road, Wellington, TA21 8EW
Offers in the Region Of £245,000

GIBBINS RICHARDS 
Making home moves happen

A well presented three bedroom home situated in this convenient location close to schools, the town centre and transport links. Benefiting from driveway parking and an enclosed rear garden.

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

Sylvan Road is just a short walk from the town and its amenities which include a range of independent retailers as well as national stores such as Waitrose and Asda. There are plenty of options for eating out, or watching the world go by. An assortment of both educational and leisure facilities and even a local cinema. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

TERRACE FAMILY HOME CLOSE TO AMENITIES

THREE BEDROOMS & FAMILY BATHROOM

LIGHT AND SPACIOUS LOUNGE / DINER OVERLOOKING THE GARDEN

UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING

ENCLOSED AND EASY TO MAINTAIN REAR GARDEN

DRIVEWAY PARKING FOR THREE VEHICLES



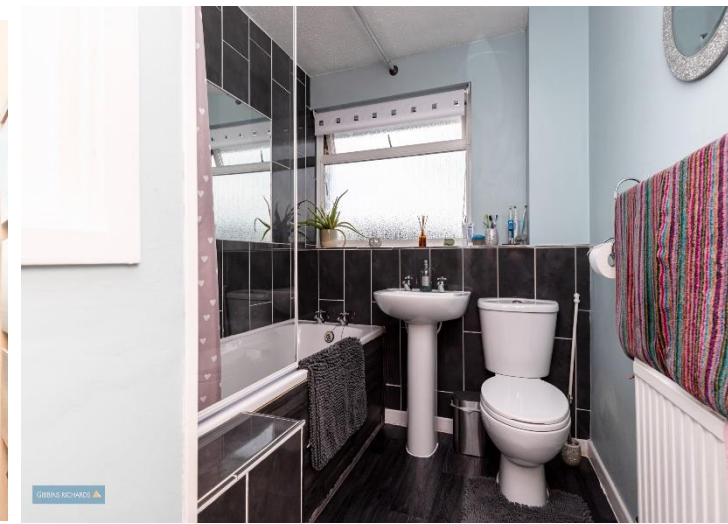


ACCOMMODATION

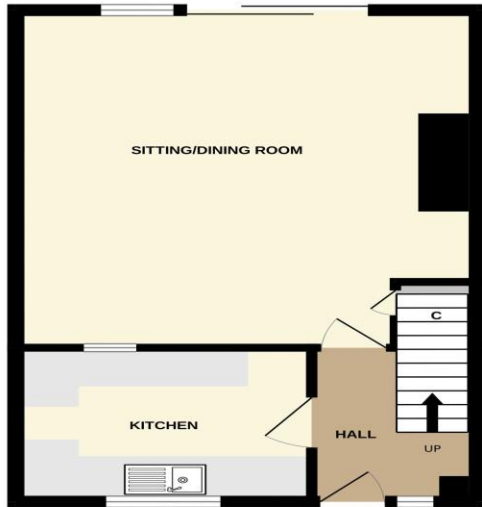
Entrance Hall	Stairs leading to the first floor
Kitchen	9' 9" x 8' 3" (2.97m x 2.51m)
Sitting Room	17' 1" x 16' 1" (5.20m x 4.90m)
First Floor Landing	Access to loft space. Airing cupboard.
Bedroom One	12' 9" x 9' 5" (3.88m x 2.87m)
Bedroom Two	11' 10" x 7' 11" (3.60m x 2.41m)
Bedroom Three	8' 8" x 7' 7" (2.64m x 2.31m)
Family Bathroom	6' 3" x 5' 5" (1.90m x 1.65m)

OUTSIDE

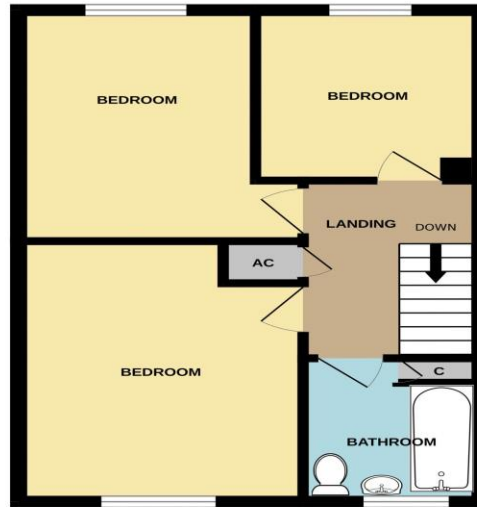
To the front of the property is a driveway providing parking for three vehicles. The rear garden is fully enclosed and on two levels designed for low maintenance and benefits from a shed and pedestrian rear access.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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.



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.