



GIBBINS RICHARDS 
Making home moves happen

16 Jurston Fields, Wellington, TA21 9FX
£340,000

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A immaculate and spacious four/five bedroom home presented to show home standard and arranged over three floors. There is an enclosed rear garden designed for low maintenance and single garage in a block close by. Two parking spaces are directly to the rear of the house.

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

Jurston Fields development is located to the south of Wellington and consisting of two, three, four and five bedroom homes built by C G Fry & Son, The site is ideally placed to enjoy a range of local amenities, countryside pursuits and good transport links to Exeter, Bristol and beyond. Jurston Fields features many green open spaces on your doorstep to walks and with many of the homes fronting onto pedestrian areas.

As with most modern developments, there is an annual contribution charge for the development. (TBC)

ATTRACTIVE FOUR / FIVE BEDROOM HOME
BUILT BY C G FRY AND COMPLETED IN 2022
ACCOMMODATION ARRANGED OVER THREE FLOORS
KITCHEN / DINER
THREE FIRST FLOOR BEDROOMS, ONE WITH EN SUITE
SECOND FLOOR BEDROOM WITH EN SUITE PLUS STUDY/DRESSING ROOM / BEDROOM FIVE
REMANINDER OF NHBC CERTIFICATE
EASY ACCESS TO THE A38 AND M5
SINGLE GARAGE AND TWO ALLOCATED PARKING SPACES





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ACCOMMODATION

Entrance Hallway	Stairs to first floor. Under stairs storage cupboard.
Cloakroom	6' 4" x 3' 3" (1.93m x 0.99m)
Sitting Room	16' 8" x 9' 9" (5.08m x 2.97m)
Kitchen/Diner	17' 4" x 13' 10" (5.28m x 4.21m)
First Floor Landing	Stairs leading to the second floor. Airing cupboard.
Family Bathroom	6' 11" x 6' 5" (2.11m x 1.95m)
Bedroom	10' 1" x 7' 5" (3.07m x 2.26m)
Bedroom	9' 11" x 9' 10" (3.02m x 2.99m)
Bedroom	10' 2" x 9' 9" (3.10m x 2.97m)
En-suite	6' 8" x 6' 3" (2.03m x 1.90m)
Second Floor	
Bedroom 5 / Study / Dressing Room	8' 6" x 7' 3" (2.59m x 2.21m)
Bedroom	13' 9" x 13' 11" (4.19m x 4.24m)
En-suite	8' 6" x 7' 2" (2.59m x 2.18m)

OUTSIDE

To the rear of the property is an enclosed rear garden designed for low maintenance and which provides access to the rear and parking spaces. There is a SINGLE GARAGE also located to the rear within a block.



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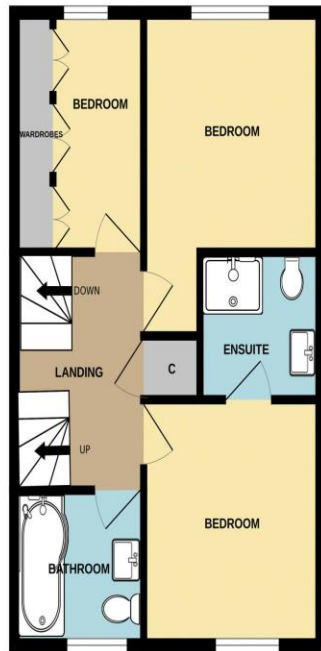


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GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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