



GIBBINS RICHARDS

58 Sylvan Road, Wellington, TA21 8EH
Offers in the Region Of £240,000

GIBBINS RICHARDS 
Making home moves happen

This three-bedroom mid-terrace property is a fantastic opportunity for those looking to add their personal touch. Offered to the market with no onward chain, the home features a garage, off-road parking, and plenty of potential to improve. Ideal for first-time buyers or investors seeking a project. Energy Rating: D-61 Energy rating: D-61

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

The property has an entrance porch which then leads to a large sitting/dining room with open staircase to the first floor. The kitchen to the rear offers a door out to an enclosed garden and access to the garage and parking space. Upstairs there are three bedrooms and a bathroom. The property comes with gas central heating, served by a back boiler in the sitting room, and double glazing to the windows. Sylvan Road is always popular due to its close proximity on foot to the town centre, and for quick access to the A38 bypass via Pyles Thorne. There is also a convenience store at the southern end of Sylvan Road.

THREE BEDROOM TERRACE HOUSE

POPULAR RESIDENTIAL AREA

CONVENIENT TO THE TOWN CENTRE & LOCAL AMENITIES

REAR GARDEN, GARAGE AND PARKING SPACE

OPEN SITTING / DINING ROOM

IN NEED OF REFURBISHMENT

NO ONWARD CHAIN

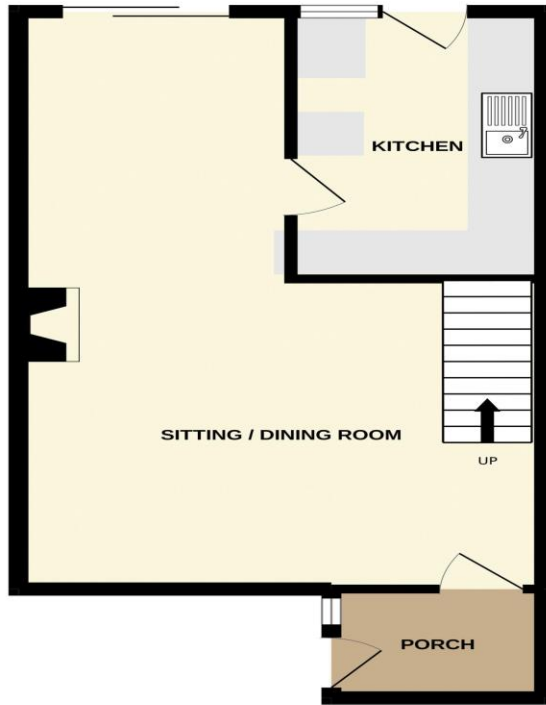




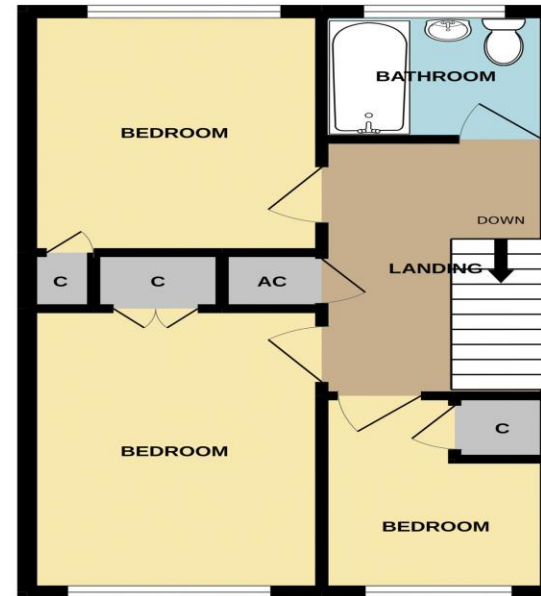
Entrance Hall	
Sitting Room	15' 11" x 15' 1" (4.85m x 4.59m)
Dining Room (Open to Sitting Room)	10' 8" x 8' 8" (3.25m x 2.64m)
Kitchen	9' 11" x 7' 7" (3.02m x 2.31m)
First Floor Landing	
Bathroom	6' 6" x 5' 5" (1.98m x 1.65m)
Bedroom Two	10' 8" x 9' 1" (3.25m x 2.77m)
Bedroom One in wardrobe	12' 5" x 9' 1" (3.78m x 2.77m) with built
Bedroom Three	6' 6" x 6' 4" (1.98m x 1.93m)
Enclosed rear garden	
Single garage	
Additional parking	



GROUND FLOOR



1ST FLOOR



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.*

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