



GIBBINS RICHARDS 

4 Westford Close, Wellington TA21 0DY

£325,000

GIBBINS RICHARDS 
Making home moves happen

A fully renovated and extended bungalow, finished to a high standard inside and out, now creating a fabulous spacious home. The gardens have been landscaped and there is ample parking to the side and a garage in a nearby block.

Westford is well located for the amenities in nearby Rockwell Green, which include butcher's, general store, post office, and primary school. Buses from there link to Wellington which offers a more comprehensive selection of amenities. Westford is a pretty and historically important locale with many great walks and paths to investigate. Footpaths lead through to Rockwell Green, the nearby basins and on to Wellington. A super place to live.

**A RECENTLY RENOVATED SPACIOUS AND EXTENDED BUNGALOW
SITUATED IN A PLEASANT CUL DE SAC POSITION
THREE DOUBLE BEDROOMS
KITCHEN/BREAKFAST ROOM / UTILITY
BATHROOM AND SHOWER ROOM
LARGE SITTING ROOM TO THE REAR OF THE PROPEITY OPENING OUT
ONTO THE REAR GARDEN
FRONT AND REAR GARDENS, AMPLE PARKING AND A GARAGE WITHIN A
NEARBY BLOCK.
WEST SOMERSET AND TAUNTON COUCIL TAX BAND: C**





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ACCOMMODATION

Entrance Hallway	
Bedroom One	13' 0" x 10' 5" (3.96m x 3.17m)
Bedroom Two	13' 5" x 10' 2" (4.09m x 3.10m)
Bedroom Three	12' 4" x 9' 5" (3.76m x 2.87m)
Sitting Room	16' 3" x 14' 5" (4.95m x 4.39m)
Bathroom	
Kitchen/Breakfast Room	
Utility room	9' 6" x 8' 3" (2.89m x 2.51m)
Shower Room	7' 2" x 4' 7" (2.18m x 1.40m)

OUTSIDE

There are front and rear gardens, laid to patio and lawn and to the side of the property is an area for parking for ample vehicles, which also provides access to the rear garden



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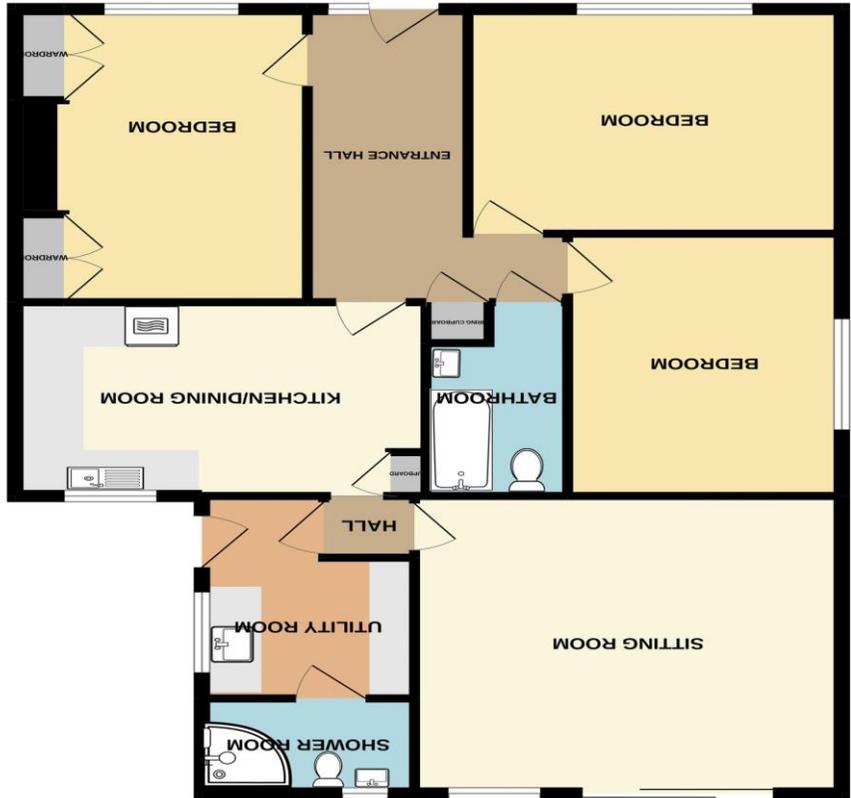
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We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficacy can be given.
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GROUND FLOOR
 1024 sq.ft. (95.2 sq.m.) approx.