



Laburnum Road, WELLINGTON TA21 8EL

welcome to

Laburnum Road, WELLINGTON

A well-presented three-bed semi-detached home in Wellington, with a porch, lounge, kitchen/diner, family bathroom, two double bedrooms, one single bedroom and loft space. Outside offers a lawned front garden, enclosed rear garden with patio, decking and artificial lawn, plus parking and a garage.

Description

Situated in a popular residential area of Wellington, this well-presented three-bedroom semi-detached property offers comfortable family living with the added benefits of off-road parking, a garage, and attractive outdoor space.

The accommodation is entered via a welcoming entrance porch, leading into a spacious lounge, ideal for relaxing and entertaining. To the rear of the property is a modern kitchen/diner, providing ample space for family meals and everyday living.

On the first floor, a central landing gives access to three bedrooms, comprising two double bedrooms and one single bedroom, along with a family bathroom. The property also benefits from a useful loft space, offering additional storage potential.

Externally, the front garden is laid mainly to lawn, creating an attractive approach to the property. The enclosed rear garden has been designed for low maintenance and enjoyment, featuring a patio area, decking, and an artificial lawn, making it an ideal space for outdoor dining and entertaining.

Further benefits include off-road parking for one vehicle and a single garage, providing additional parking or storage.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Porch

Radiator. Tile floor.

Lounge

Electric fireplace. Radiator. Carpeted. Window.

Kitchen/Diner

Tile floor. Breakfast bar. Gas oven and hobs-range, extractor fan. Space for washer/dryer, tiled walls, double doors to living room and conservatory.

Conservatory

Tile floor. Glass roof.

Landing

Window. Airing Cupboard. Boiler/combi - 2012 installed.

Bedroom 1

Double bedroom. Radiator. Window. Built in wardrobes. Carpeted.

Bedroom 2

Double. Carpeted. Radiator. Storage cupboard.

Bedroom 3

Single. Window. Radiator. Carpeted. Deep cupboard.

Bathroom

Bath with electric shower head. Shower Over sink. Toilet. Window. Lino floor. Shower

Loft Space

Insulated. Partially boarded.

Front Garden.

Laid to lawn.

Rear Garden

Patio. Decking area. Laid to artificial lawn. Enclosed.

Parking

1 space

Garage

Electric door. Lighting and power.



view this property online fox-and-sons.co.uk/Property/TAU109576



welcome to

Laburnum Road, WELLINGTON

- Well Presented Family Home
- Ample Storage and Generous Living Space
- Off road parking and conservatory
- Lawn to front and enclosed rear garden.
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



Total floor area 108.8 m² (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/TAU109576



Property Ref:
TAU109576 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk