



46 Weavers Reach, Wellington, TA21 0DH

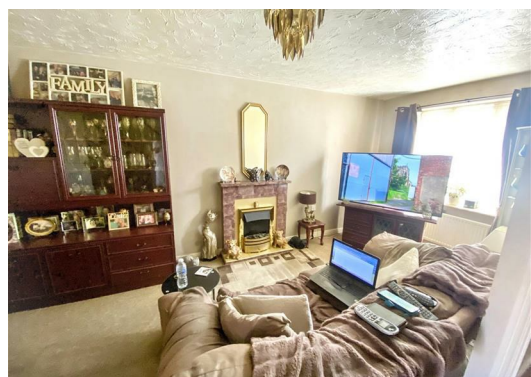
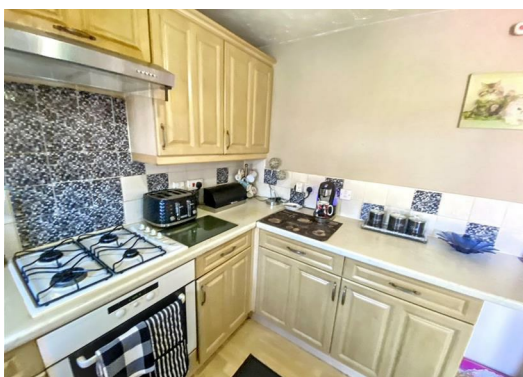
Offers in excess of £195,000

**** SOLD WITH A TENANT IN SITU ****

This well-proportioned three-bedroom semi-detached home offers spacious and versatile accommodation arranged over two floors. The property features a generous open-plan style kitchen/diner, a separate living area, three bedrooms and two bathrooms.

The ground floor provides a welcoming living area, together with a modern kitchen/diner offering plenty of space for everyday family life and entertaining. There is also a convenient downstairs WC.

Upstairs, the property benefits from three bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom. Bedroom three is a useful additional room, ideal for a child's bedroom, nursery or home office.



Disclaimer

- 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 will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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