



Weavers Reach, Tonedale Wellington TA21 0DH


fox & sons

welcome to

Weavers Reach, Tonedale Wellington

Fox & Sons are please to offer this four bedroom town house to the market. Arranged over three floors the property offers a lounge, kitchen, master bedroom with en-suite, family bathroom, rear enclosed garden, garage and off road parking.

Entrance Hall

Door to front. Storage cupboard. Stairs to first floor. Wood laminate floor.

Claokroom

Double glazed window. wash hand basin, WC, carpet, radiator.

Kitchen

12' Max x 6' 2" Max (3.66m Max x 1.88m Max)
Double glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for cooker, dishwasher, fridge/freezer and washing machine, lino flooring.

Lounge

15' 3" Max x 9' 4" Max (4.65m Max x 2.84m Max)
Double glazed windows. Under stairs cupboard, patio doors, carpet.

First Floor Landing

Carpet. Radiator. Stairs to Second floor.

Bedroom Three

12' 11" Max x 10' 2" Max (3.94m Max x 3.10m Max)
Two double glazed windows to front.

Bedroom Two

12' 11" Max x 10' 6" Max (3.94m Max x 3.20m Max)
Two double glazed windows to rear. Carpet. Radiator.

Bathroom

Double glazed window, Wash hand basin, WC, bath with shower over, tiled flooring, radiator.

Landing

Stairs from first floor.

Bedroom One

15' 1" Max x 12' 11" Max (4.60m Max x 3.94m Max)
Double glazed windows to front. Built in wardrobes, carpet, radiator, door to en-suite.

En-Suite

Double glazed window to rear. Wash hand basin, WC, shower cubicle, cupboard housing water tank, carpet, radiator.

Bedroom Four

8' 10" Max x 7' 9" Max (2.69m Max x 2.36m Max)
Double glazed window to rear. Carpet. Radiator.

Loft Space

Partially boarded and insulated.

Rear Garden

To the rear of the property is an enclosed garden which is laid mainly to lawn with a patio, side gate giving access to the garage.

Garage

Up and over door, power.

Driveway

Off road parking.





This four-bedroom semi-detached townhouse situated in the popular Weavers Reach development.

The accommodation is arranged over three floors and comprises a spacious lounge, modern fitted kitchen, and convenient cloakroom to the ground floor. The property also benefits from a family bathroom and four well-proportioned bedrooms, including a master bedroom with en-suite shower room.

Outside, there is an enclosed rear garden, ideal for relaxing and entertaining. The property further benefits from a garage and off-road parking.

An excellent family home offering generous living accommodation in a desirable residential location.

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.



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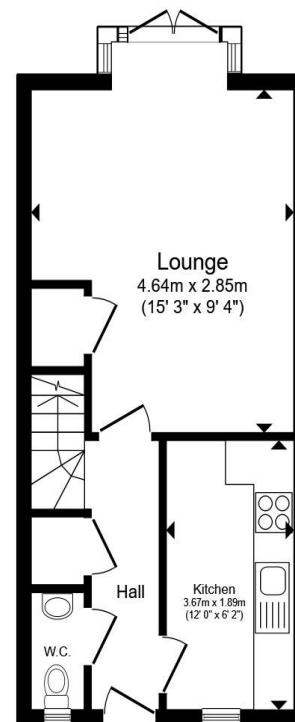
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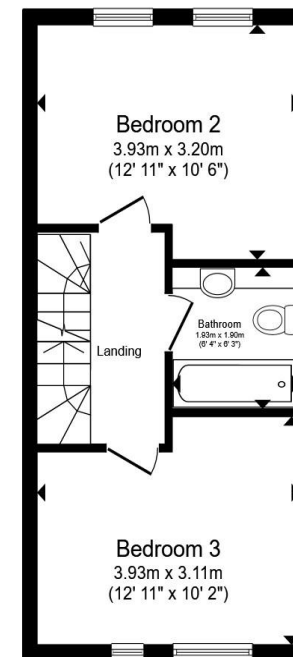
- Semi Detached Town House
- Four Bedrooms - Master with En-Suite
- Lounge
- Downstairs Cloakroom
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

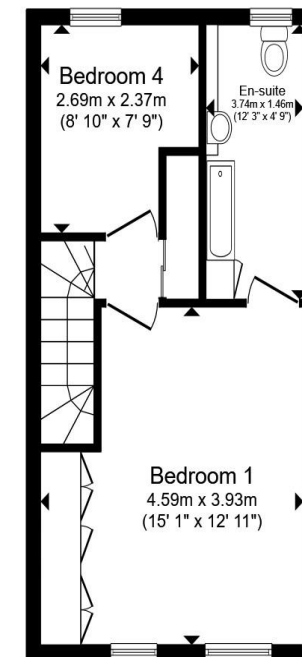
£270,000



Ground Floor



First Floor



Second Floor

Total floor area 100.7 m² (1,084 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


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Property Ref:
TAU109555 - 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.

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