

FOR SALE

£330,000 Freehold



# 67 Pear Tree Way, Wellington, TA21 9AB

£330,000  
Freehold

- Four Bedroom Detached House
- Family Bathroom, Master with En-Suite and Downstairs WC
- Three Reception Rooms
- Garage and Parking
- Popular Cades Farm Development
- No Onward Chain





## PROPERTY DESCRIPTION

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Newton King are delighted to offer to the market with NO ONWARD CHAIN, this well presented and spacious, four bedroom detached house situated in the popular Cades Farm development of Wellington.

In brief the property comprises: Entrance hall, living room, conservatory, downstairs WC, kitchen/dining room and utility. Upstairs there are four bedrooms the master with en-suite and a further family bathroom. The rear garden provides access to the garage and parking.

Please contact Newton King to arrange an accompanied viewing between the hours of 9am and 6pm.

Council Tax band E. EPC C.

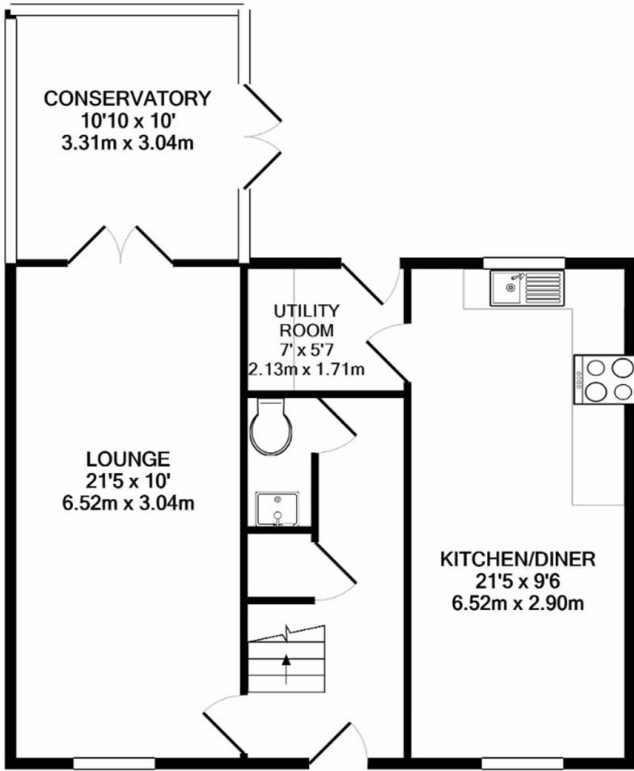




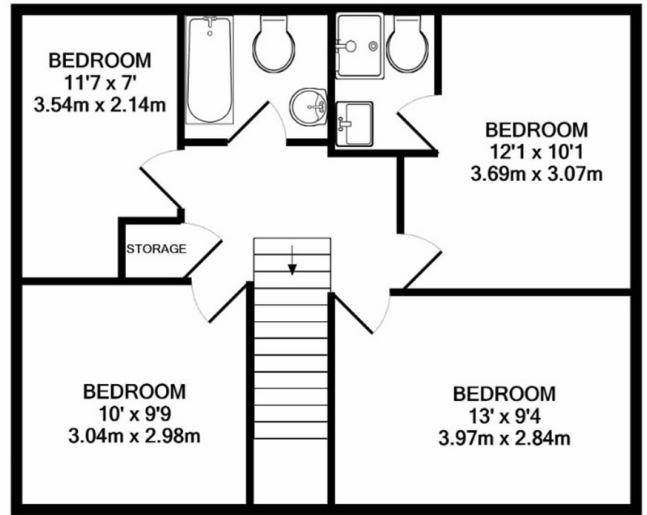




# FLOORPLAN & EPC



GROUND FLOOR  
APPROX. FLOOR  
AREA 675 SQ.FT.  
(62.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 566 SQ.FT.  
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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