



**Richmonds**  
richmondsproperty.co.uk

# 70 Wellstead Way, Hedge End, Southampton, SO30 2LE

£290,000

Richmonds Property Services are pleased to offer for sale this three bedroom semi-detached property within the highly requested area of Dowd's Farm. The property is located within walking distance to Wellstead primary. Interior features include; sitting room, kitchen/breakfast room, ensuite to master, a family bathroom, enclosed rear garden with gate giving access to the garage and driveway parking. An internal viewing is highly recommended.

## Directions

From our office in Freegrounds Road Turn right onto Saint John's Road Continue forward onto Wildern Lane At roundabout take the 2nd exit onto Botley Road At roundabout take the 3rd exit onto Tollbar Way At roundabout take the 2nd exit onto Tollbar Way Turn right onto Wellstead Way Turn left onto Hibberd Rise Turn left onto Wellstead Way

## Accommodation

Entrance hallway: Stairs to first floor landing, radiator and wall mounted thermostatic controls.

Downstairs WC: Extractor fan, low level WC, pedestal wash hand basin, tiling to principle areas and radiator.

Sitting/dining room: 14'7 x 12'11 (4.45m x 3.94m) Window to rear, double doors to rear giving access to rear garden and two radiators

Kitchen/breakfast room: 15'11 x 7'10 narrowing to 6'2 (4.86m x 2.39m narrowing to 1.88m) Window to front, a range of both eye and base level units with roll edge work surfaces, built in electric oven with gas hob and extractor fan over. Wall mounted boiler, space and plumbing for washing machine, space for fridge freezer, built in dishwasher, tiled flooring, radiator and wall mounted fuse box.

## First Floor Landing

Window to front, radiator and stairs to second floor landing.

Bedroom 2: 12'11 x 12'5 (3.94m x 3.79m) Window to rear and radiator

Bedroom 3: 9'2 to wardrobe x 6'3 (2.80m to wardrobes x 1.90m) Window to front, wall mounted radiator and built in double wardrobe

Bathroom: 6'8 x 6'2 (2.03m x 1.88m) Extractor fan, panel enclosed bath with shower over, pedestal wash hand basin, low level WC, vinyl flooring, tiling to principle areas, wall mounted shaver point and radiator.

## Second Floor Landing

Radiator

Bedroom 1: 12'11 x 14'10 narrowing to 11'6 (3.94m x 4.52m narrowing to 3.51m) Two Velux windows to rear, wall mounted radiator, built in double mirror fronted wardrobes and loft access.

Ensuite: 9'3 x 7'7 (2.82m x 2.31m) Window to front, built in double shower cubicle with electric shower, pedestal wash hand basin, low level WC, wall mounted shaver point, tiling to principle areas, vinyl flooring and radiator.

## Outside

Front: Mainly laid to lawn, path to front door.

Rear: Decking area, artificial lawn, enclosed with panel fencing, outside tap, rear pedestrian gate and outside light.

Garage: Metal up and over door with storage space above there is parking for one vehicle in front of the garage.

## Other Information

Tenure: Freehold

Heating: Gas central heating, boiler located in kitchen

Windows: Double glazing.

Smoke Detectors: Entrance hallway, first and second floor landing

Telephone points: Entrance hallway, sitting/dining room, bedroom 3

Television points: Sitting/dining room

Sellers position: Seller has found a new build property.

**Local Information**

Council tax: Band C

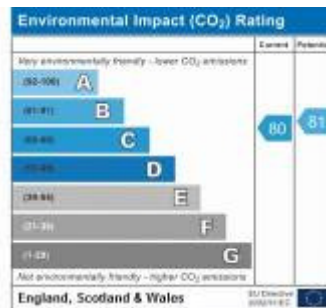
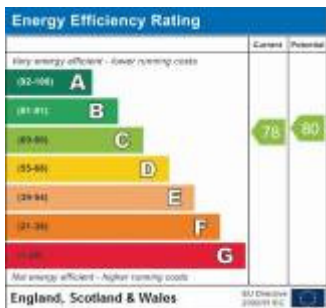
Local Authority: Eastleigh Borough Council

**Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information on**

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk



**SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**  
**APPROX FLOOR AREA 1097 sq ft 102 m2**



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 report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

