



Flat 6, Mansion House, Courtland Road, Wellington, TA21 8NE

£134,950

GIBBINS RICHARDS   
Making home moves happen

A spacious ground floor studio apartment in prime location, featuring a useable cellar, garden area, garage/workshop, and parking. Ideally situated close to the town centre and just steps from Wellington's beautiful Victorian Park. This unique property offers character and convenience. Set within a charming building in a sought-after location, this is a must-see property to fully appreciate its space.

Tenure: Leasehold / Energy Rating: D / Council Tax Band: A

The Mansion House is a substantial building dating back some 125 years and has been turned into six separate apartments.

- SPACIOUS APPARTMENT OFFERED WITH NO ONWARD CHAIN
- SUBSTANTIAL PERIOD BUILDING CONVERTED INTO 6 APPARTMENTS - ALL OWNER OCCUPIED
- OWN PRIVATE ENTRANCE
- KITCHEN AND BATHROOM
- LARGE RECEPTION / BEDROOM
- USEFUL SPACIOUS BASEMENT
- ALLOCATED PARKING AND AREA OF GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LEASEHOLD - 999 YEARS AND RENEWED IN 2006
- SERVICE CHARGE / GROUND RENT £60 PCM





## GROUND FLOOR

Kitchen 13' 9" x 12' 2" (4.19m x 3.71m)  
 Living Area 9' 0" x 17' 0" (2.74m x 5.18m)  
 Bathroom

## LOWER GROUND FLOOR

Divided into three areas

Area One 18' 1" x 6' 3" (5.51m x 1.90m)  
 Area Two 18' 1" x 8' 6" (5.51m x 2.59m)  
 Area Three 18' 1" x 8' 2" (5.51m x 2.49m)

## OUTSIDE

To the rear of the building is useful garage/workshop which is connected to power and lighting along with a gravel allocated parking area.

Garage 19' 0" x 17' 5" (5.79m x 5.30m)

## LEASEHOLD INFORMATION

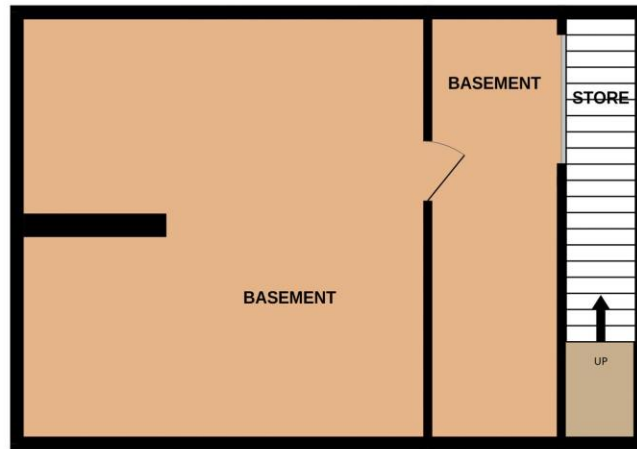
The apartment is leasehold with a newly created lease of 999 years from March 2006. A monthly service charge is levied to cover the day to day running costs. The current charge of £60 per month covers Buildings Insurance, Cleaning of Communal areas, Gardening, Servicing of the integrated fire alarm system, admin costs and minor maintenance bills. Each of the six owners contributes one sixth towards large maintenance and regulatory compliance costs.

## NOTE

A condition of the sale is that a buyer is to use the apartment for their own occupation and cannot be sub let. This condition already applies to the other five flats that are all owner occupied.



BASEMENT  
486 sq.ft. (45.2 sq.m.) approx.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.  
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: [wg@gibbinsrichards.co.uk](mailto:wg@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)