



33 Bishops Court, North Street, Wellington, TA21 8LT  
Offers in the Region Of £95,000

GIBBINS RICHARDS   
Making home moves happen



A two bedroom second floor apartment for the over 60's. This well managed building is close to the town centre. and benefits from a residents lounge, laundry room, guest suite and on-site house manager This is deemed ideal for those seeking a sociable retirement living whilst still enjoying having self-contained living space. Energy Rating: B, 61

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

Bishops Court is situated a pleasant stroll from the Wellington town centre which offers an excellent selection of shopping and recreational facilities to include a Sports Centre with swimming pool. Wellington benefits from a good range of both independently run shops and larger national stores such as the well renowned Waitrose

**\*\*At the point of re-selling the property a contribution is payable to the ongoing sinking fund equating to 1% of the original purchase price for each year the property has been owned\*\***

**WELL PRESENTED TWO BEDROOM SECOND FLOOR APPARTMENT  
OFFERED WITH NO ONWARD CHAIN  
HOUSE MANAGER, LIFT, RESIDENTS LOUNGE, LAUNDRY ROOM AND GUEST  
SUITE  
SERVICE CHARGE £1605.44 (6 MONTHLY)  
LEASE: 125 YEARS FROM JANUARY 1992  
TOWN CENTRE LOCATION  
SECURITY ENTRANCE SYSTEM AND LIFT ACCESS TO UPPER FLOORS  
COMMUNIAL GARDENS  
EMERGENCY CARE LINE FACILITY**







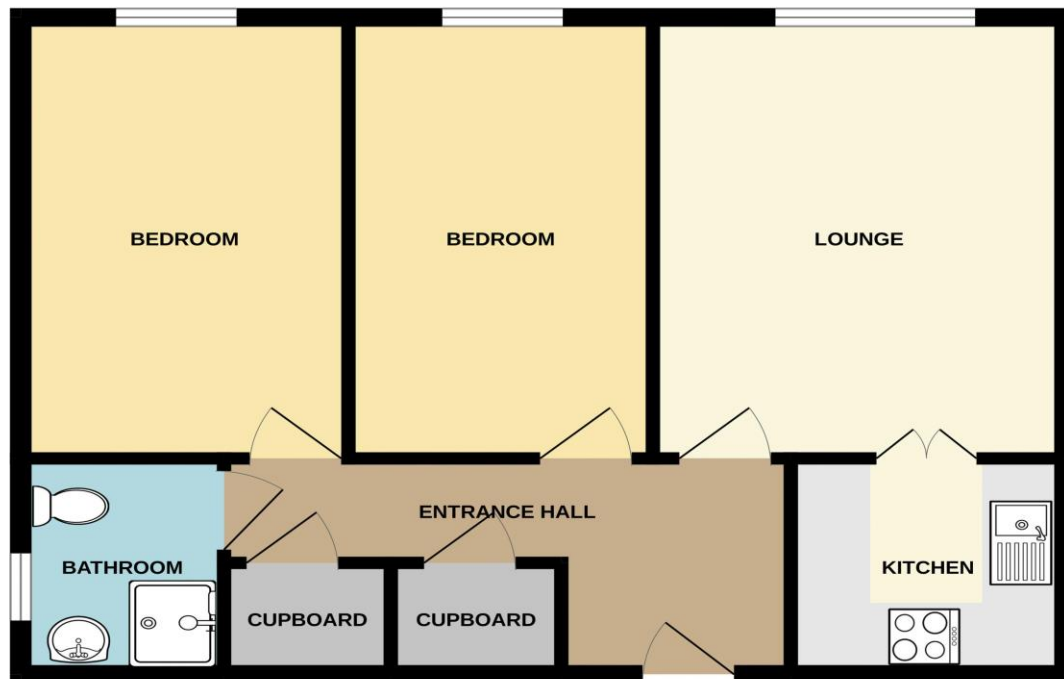
## ACCOMMODATION

Hallway	With two large storage cupboards
Sitting Room	11' 3" x 14' 8" (3.43m x 4.47m)
Kitchen	7' 3" x 6' 8" (2.21m x 2.03m)
Bedroom One	9' 5" x 14' 1" (2.87m x 4.29m)
Bedroom Two	8' 4" x 14' 3" (2.54m x 4.34m)
Shower Room	
Communal Gardens	





GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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.  
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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.

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