



16A High Street, Wellington TA21 8RA
£175,000

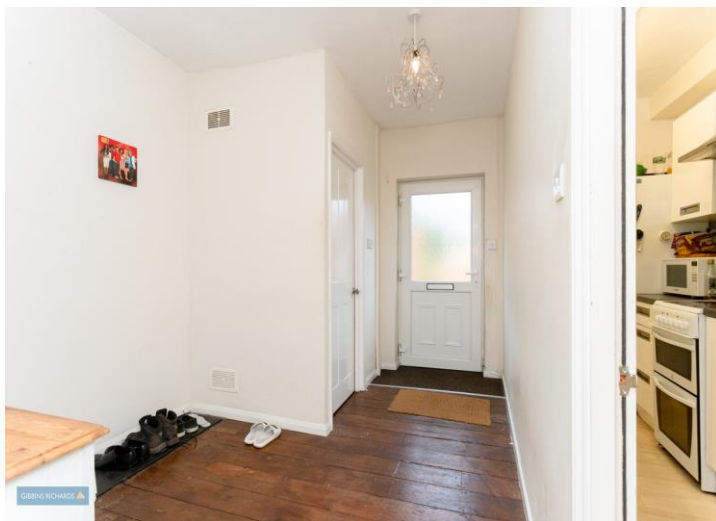
GIBBINS RICHARDS 
Making home moves happen

With some attention needed, this is the perfect opportunity for buyers seeking space, a town centre lifestyle, and character. Bring your ideas to transform this unique property into a stunning home! With accommodation over three floors, the flat offers an entrance hall, sitting room, kitchen, two wc's, shower room, 2/3 bedrooms and a useful loft room. To the rear is a south facing balcony and an allocated parking space. Energy rating: E-46

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

How central would you like to be? With an abundance of shops and services a stone's throw away, this is brilliantly located and will appeal to many.

A LARGE GRADE II LISTED THREE BEDROOM FLAT OVER THREE FLOORS
SITTING ROOM, LOFT ROOM AND DINING AREA
TWO SEPARATE WCS, & SHOWER ROOM
PARKING SPACE AND SOUTH FACING SMALL BALCONY AREA
GAS CENTRAL HEATING
NEW BOILER IN MARCH 2025, WARRANTY STILL IN PLACE
TOWN CENTRE AMENITIES RIGHT ON THE DOORSTEP
LEASEHOLD WITH 964 YEARS REMAINING, MINIMAL YEARLY FEES
WOULD MAKE A GREAT BUY TO LET

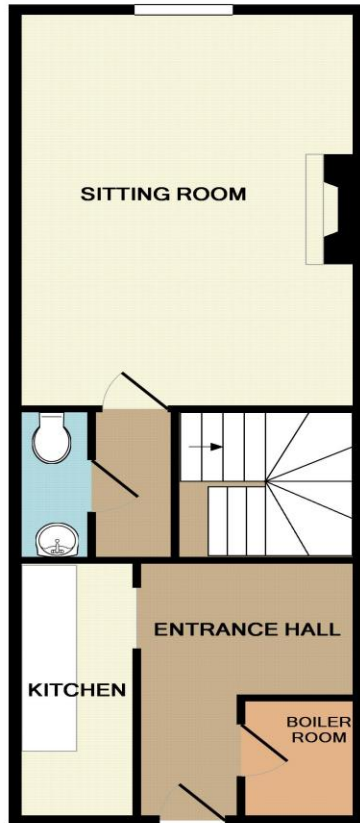




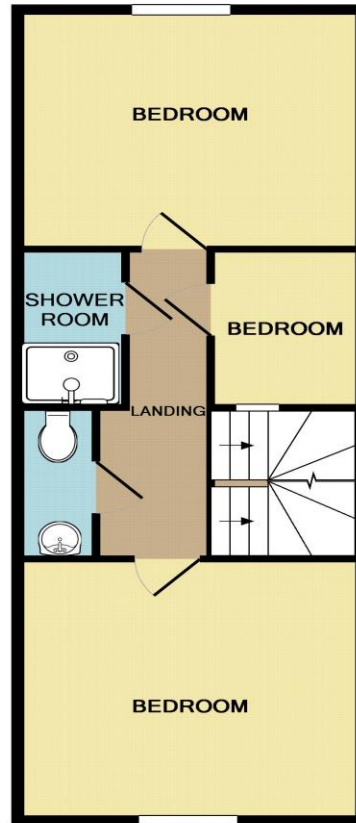
| | |
|---|---------------------------------|
| Entrance Hall | Boiler Room. |
| Kitchen | 12' 5" x 4' 6" (3.78m x 1.37m) |
| Cloakroom | |
| Sitting Room | 19' 0" x 13' 0" (5.79m x 3.96m) |
| Second floor landing | Stairs to loft useable room |
| Bedroom One | 14' 2" x 12' 6" (4.31m x 3.81m) |
| Bedroom Two | 13' 0" x 11' 5" (3.96m x 3.48m) |
| Cloakroom | |
| Shower room | |
| Study / Bedroom Three | 7' 2" x 6' 7" (2.18m x 2.01m) |
| Loft room | 13' 8" x 20' 0" (4.16m x 6.09m) |
| Allocated Parking Space / Rear Balcony / Access Steps | |

AGENTS NOTE: The property is a leasehold apartment. There are currently 964 years remaining on the lease, whilst the Ground Rent, Service / Maintenance costs equate to just £198.90 (last year's figure). This fee is paid for 2025, so will not be required again until 2026. Buildings insurance is included within this cost.

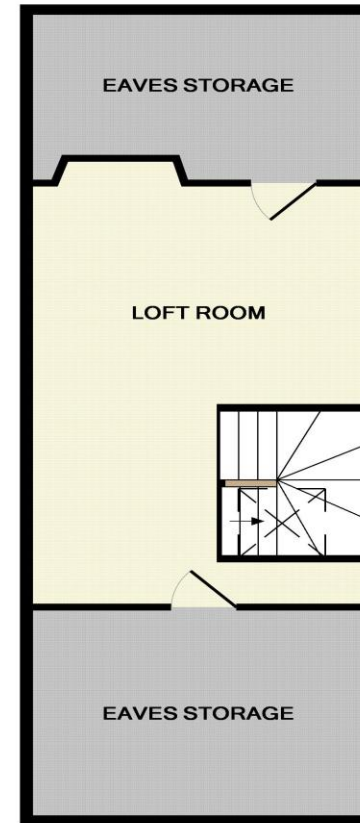




1ST FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 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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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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