



GIBBINS RICHARDS 
Making home moves happen

8 Weare House Thomas Fox Road, Tonedale, Wellington TA21 0DQ
£139,950

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An immaculate one bedroom apartment, accessed via a private entrance. This property is an exceptional first time purchase or investment opportunity, with its stunning presentation, popular location and added benefit of off-road parking. With remaining NHBC Warranty and NO ONWARD CHAIN.

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

Situated on Thomas Fox Road, as part of Stongvox Homes' Heritage Mill development, to the north of Wellington's town centre. The property is within easy walking distance of local amenities, as well as a short drive from Junction 26 of the M5.

EXCELLENT FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
IMMACULATE MODERN CONTEMPORARY PRESENTATION
NEWLY REDECORATED
LIGHT, DUAL ASPECT LIVING SPACE
PRIVATE ENTRANCE, NO NEIGHBOURS ABOVE
REMAINING NHBC WARRANTY
OFF ROAD PARKING, PLUS VISITORS SPACES
BUILT BY POPULAR DEVELOPER, STRONGVOX
NO ONWARD CHAIN





Living Area 16' 2" x 12' 7" (4.92m x 3.83m)
Kitchen offers built in cooker with gas hob, along with integrated fridge featuring freezer compartment. Two additional storage cupboards, one housing the combination boiler and

Bedroom One 10' 10" x 9' 6" (3.30m x 2.89m)

Family Bathroom 7' 3" x 5' 7" (2.21m x 1.70m)
Three piece suite with shower over

Outside: There is an allocated off-road parking space, along with additional visitors spaces. There are communal green areas to both front and rear.

Vendors note: The home is fitted with high quality window dressings throughout, which will be included in the sale.

AGENTS NOTE: The property is leasehold. There are 117 years remaining, with an annual service charge which is split into two parts of £480. This covers the buildings insurance and maintenance, plus upkeep of the communal gardens and spaces. There is a ground rent of £40 per quarter.



1ST FLOOR



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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