



7 Improvement Place, Wellington TA21 8BT

£189,950

GIBBINS RICHARDS 
Making home moves happen

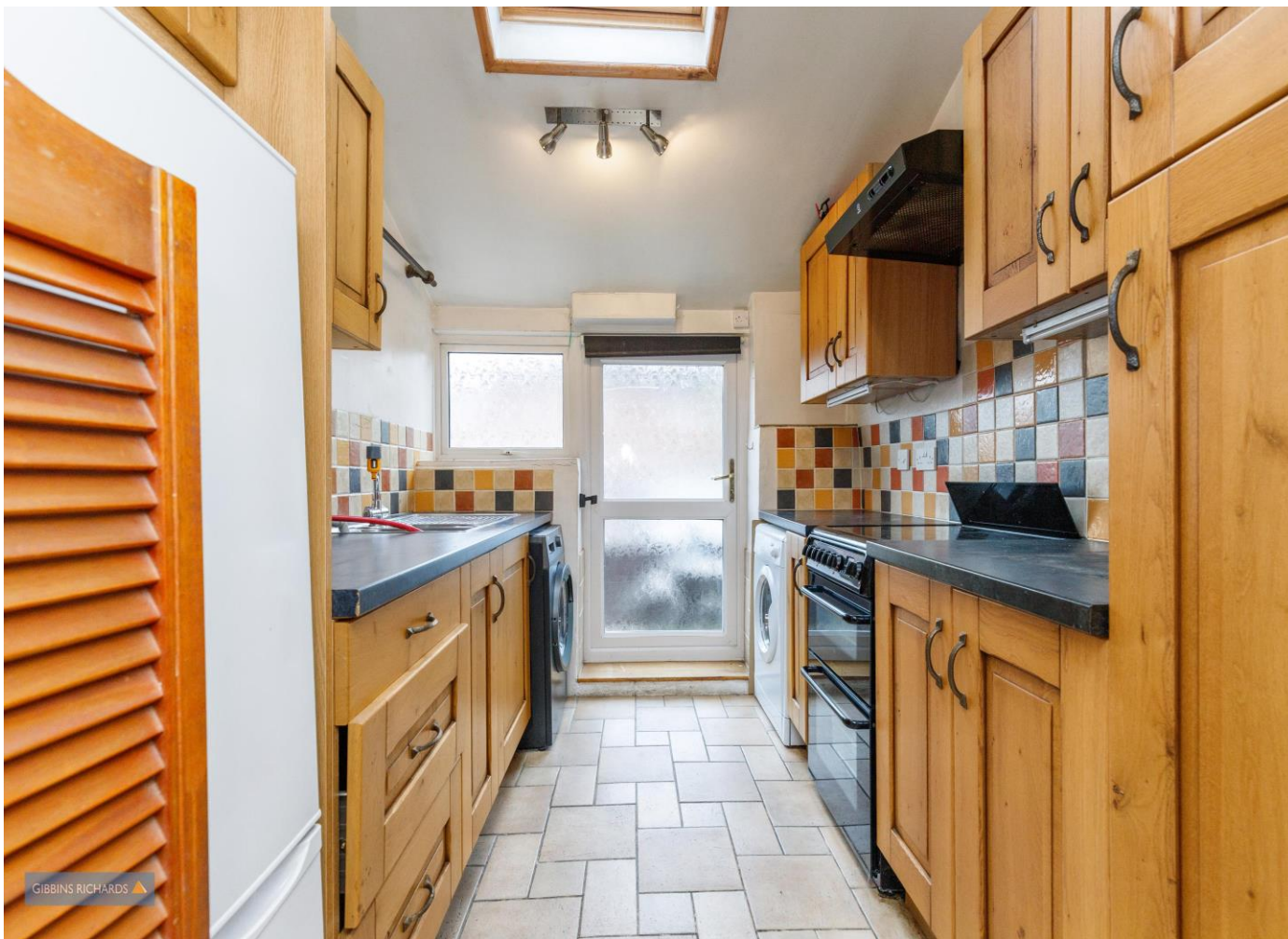
This wonderful two bedroom cottage offers excellent potential for any prospective purchaser, with character and charm throughout. The accommodation is well proportioned with excellent living space and two double bedrooms to the first floor. There is a spacious loft room above, which could be flexibly used for a wide range of purposes if required. The home enjoys a pretty, south-facing garden to the front, along with a driveway for parking. NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: B

Improvement Place is a quiet and private road, just a couple of minutes walk from Wellington's high street. There are a full range amenities nearby, along with educational facilities of high repute. The rolling Somerset countryside is on the doorstep, offering exceptional walks and leisure activities.

ATTRACTIVE COTTAGE
TWO DOUBLE BEDROOMS PLUS SPACIOUS LOFT ROOM
DRIVEWAY FOR PARKING
STONE'S THROW FROM WELLINGTON'S HIGH STREET
MODERN UPVC DOUBLE GLAZING
OWNED SOLAR PANELS
REQUIRING COSMETIC IMPROVEMENTS
NO ONWARD CHAIN





Entrance Porch

Living Area 23' 2" x 11' 4" (7.06m x 3.45m)

Kitchen 10' 5" x 7' 8" (3.17m x 2.34m)

Shower Room 9' 8" x 5' 2" (2.94m x 1.57m)

Bedroom One 11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom Two 11' 2" x 8' 2" (3.40m x 2.49m)

Stairs leading to loft room

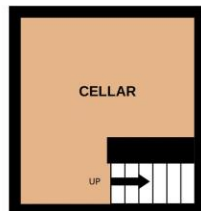
Loft Room 13' 1" x 9' 10" (3.98m x 2.99m)

Outside: To the front of the home is a driveway for parking, a big attribute so close to the town centre. There is an attractive garden, which is south facing and enjoys an abundance of sunlight. There is a rear door from the kitchen, however this is entirely for fire escape purposes, as the land to the rear is not owned by the property itself.

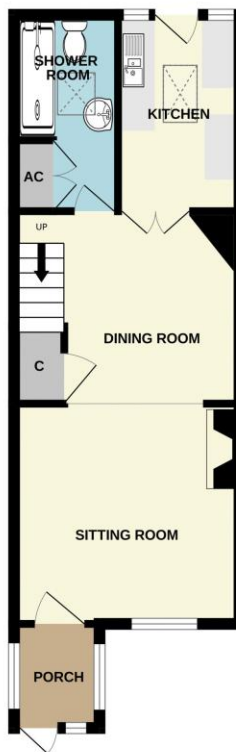
Solar Panels: The home enjoys use of owned solar panels, which boasts fantastic yearly savings and income.



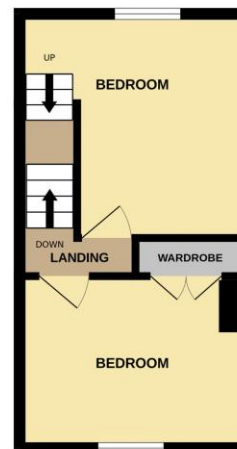
BASEMENT
87 sq.ft. (8.1 sq.m.) approx.



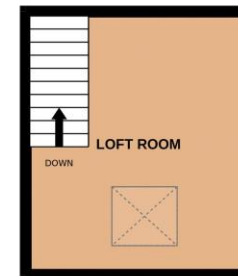
GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



2ND FLOOR
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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