



GIBBINS RICHARDS 
Making home moves happen

77 Mantle Street, Wellington, TA21 8BB
£399,950

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A wonderful example of a period residence in the centre of Wellington, offering extensive accommodation and an exceptional rear garden. There are four double bedrooms across the first and second floor, with both a family bathroom and shower room. To the ground floor is a sizeable lounge with fireplace and bay window, dining room and kitchen / breakfast room. An internal viewing is highly advised.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of high quality educational and leisure facilities. Close by is Wellington Sport Centre and The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

WONDERFUL PERIOD RESIDENCE
OCCUPIES PROMINENT POSITION IN WELLINGTON
FOUR DOUBLE BEDROOMS
CHARACTER & CHARM THROUGHOUT
SIZEABLE ENCLOSED REAR GARDEN
OUTDOOR STORAGE / WORKSHOP POTENTIAL
WALKING DISTANCE TO SCHOOLS OF HIGH REPUTE





Entrance Hallway	25' 8" x 7' 2" (7.82m x 2.18m)
Living Room	30' 9" x 12' 1" (9.37m x 3.68m)
Dining Room	13' 4" x 10' 11" (4.06m x 3.32m)
Kitchen / Breakfast Room	15' 10" x 15' 5" (4.82m x 4.70m)
Bedroom Three	12' 7" x 10' 10" (3.83m x 3.30m)
Family Bathroom	9' 7" x 8' 2" (2.92m x 2.49m)
Bedroom Four	12' 7" x 7' 1" (3.83m x 2.16m)
Bedroom Two	12' 3" x 10' 10" (3.73m x 3.30m)
Shower Room	8' 10" x 3' 8" (2.69m x 1.12m)
Bedroom One	15' 2" x 14' 3" (4.62m x 4.34m)





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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