



Flat 7 Weare House Thomas Fox Road, Tonedale, Wellington TA21 0DQ
£139,950

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Making home moves happen

A stunning ground floor, one bedroom apartment, with its own private access door, leading into an entrance hall. Light and airy accommodation throughout, with modern contemporary kitchen & shower room, along with a spacious double bedroom with built in wardrobe. Allocated off-road parking is available just meters from the property, whilst there is an array of visitors parking and shared lawns to front & rear. NO ONWARD CHAIN.

Tenure: Freehold (vendor purchased freehold) / 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.

A STUNNING GROUND FLOOR APARTMENT
IMMACULATE CONDITION THROUGHOUT
MODERN CONTEMPORARY KITCHEN & BATHROOM
PRIVATE ENTRANCE
OFF ROAD PARKING
IDEAL INVESTMENT, FIRST TIME PURCHASE, DOWNSIZE POTENTIAL
NO ONWARD CHAIN





Entrance Hall

Living Area 12' 4" x 10' 5" (3.76m x 3.17m)

Kitchen Area 12' 3" x 5' 6" (3.73m x 1.68m)

Bedroom 10' 3" x 10' 3" (3.12m x 3.12m) With built in wardrobe

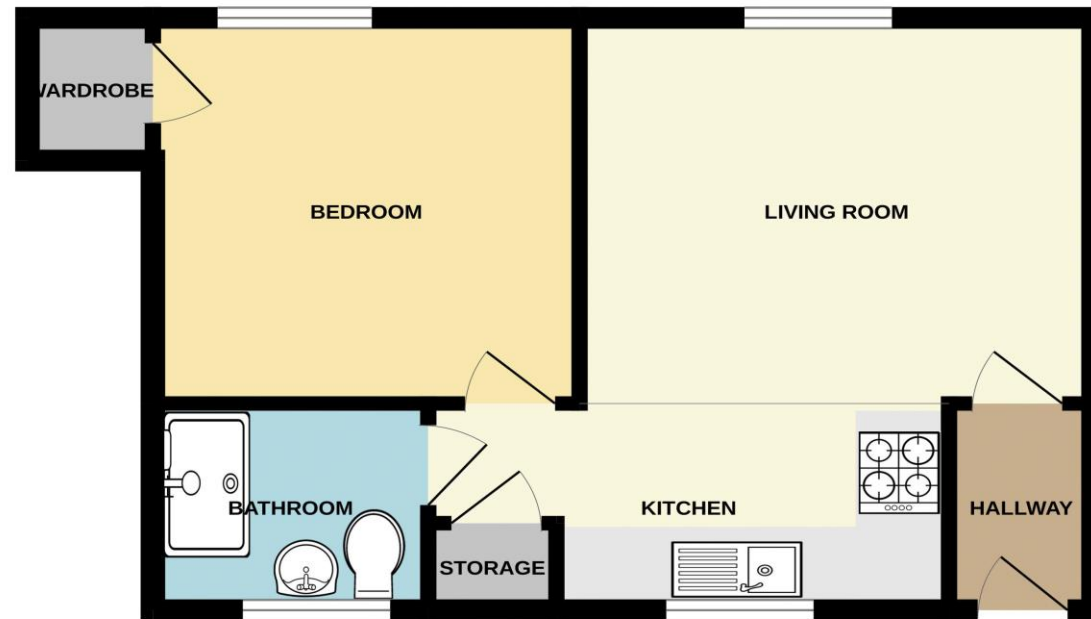
Shower Room 6' 8" x 4' 10" (2.03m x 1.47m) Walk-in shower with attractive tiled surround

Outside: Allocated parking space, with additional visitors parking. A shared lawn, plus bike & bin store.

AGENTS NOTE: The property was originally a leasehold home, however the current vendor has purchased the freehold. There is no yearly ground rent as a result. There is a service / maintenance charge of approximately £480, payable twice yearly, to account for the upkeep of the communal areas, parking areas and buildings insurance. Greenslade Taylor Hunt are the acting management company.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk