



Flat 31 Buckwell, Wellington TA21 8TA

£139,950

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Making home moves happen

An exceptionally spacious one bedroom first floor apartment, presented in an immaculate condition and accessed via its own private entrance. The home has modernised kitchens & bathrooms, whilst it offers a stairlift if desired (this can be removed if preferred). Outside there is off-road parking for one vehicle and a private enclosed garden.

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

Buckwell is a prime location ideally located close to the town, offering convenience to nearby independent shops, supermarkets, cafes, bus stops and restaurants. In terms of amenities Wellington offers a good range of schools, healthcare facilities and recreational options all surrounded by beautiful countryside.

IMMACULATE ONE BEDROOM APARTMENT
EXCEPTIONALLY SPACIOUS ACCOMMODATION
MODERN KITCHEN / SHOWER ROOM
OFF-ROAD PARKING
GARDEN
STONES THROW FROM TOWN CENTRE
NO ONWARD CHAIN





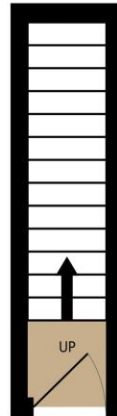
Living Room	14' 0" x 11' 4" (4.26m x 3.45m)
Kitchen	17' 6" x 6' 11" (5.33m x 2.11m)
Bedroom	12' 0" x 10' 6" (3.65m x 3.20m)
Shower Room	6' 6" x 5' 5" (1.98m x 1.65m)

Outside: The property offers off-road parking for one vehicle, along with a private enclosed garden to the rear of the building.

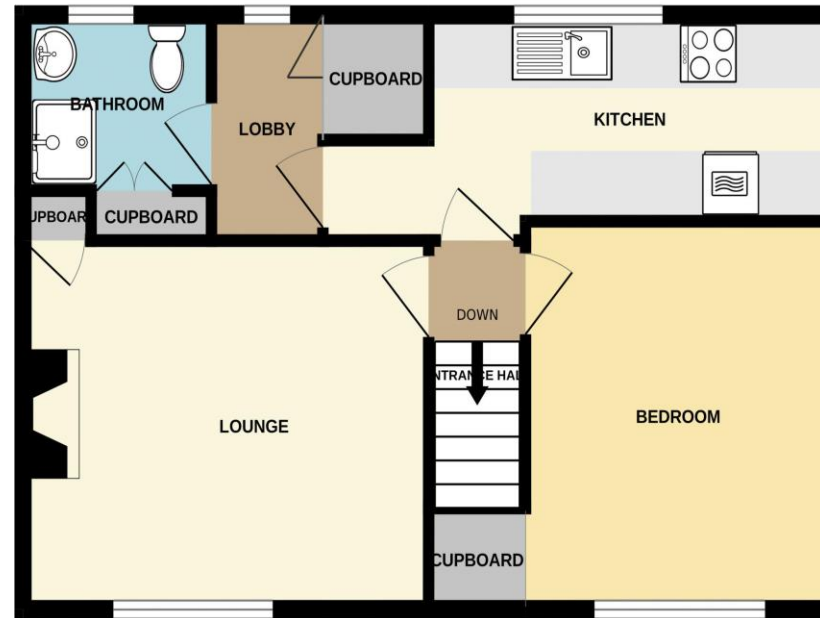
Lease Details: The home is a leasehold property, with 86 years remaining on the lease. There is the opportunity to extend this lease through Somerset Council. There is a yearly maintenance charge of approximately £488.21 (based on this year's figures).



GROUND FLOOR
40 sq.ft. (3.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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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