



45e High Street, Wellington, TA21 8QY

£89,950

GIBBINS RICHARDS 
Making home moves happen

A well-presented studio flat conveniently positioned in the heart of Wellington town centre. The property has been tastefully updated by the current owner to create a comfortable and low-maintenance living space, ideal for first-time buyers, investors, or those seeking a convenient town base.

The accommodation includes an entrance hall, a bright open-plan living and sleeping area with a fitted kitchenette, and a modern bathroom. Set within a purpose-built block with a communal entrance, the flat offers easy access to all the amenities and facilities that Wellington has to offer.

Tenure: Share of Freehold / Energy Rating: E / Council Tax Band: A

Located directly on Wellington High Street, the property is perfectly placed for access to local shops, cafes, and everyday conveniences. Excellent transport links are close by, including the A38 and Junction 26 of the M5, providing straightforward routes to Taunton and Exeter. Offered to the market with no onward chain, this flat presents an excellent opportunity to purchase a well-positioned home in this popular and thriving market town.

NO ONWARD CHAIN
WELL PRESENTED STUDIO FLAT IN HEART OF WELLINGTON
LOW MAINTENANCE AND EASY TO RUN
IDEAL FOR FIRST TIME BUYERS OR INVESTORS
WALKING DISTANCE TO TOWN CENTRE
NEUTRAL DECOR
GREAT TRANSPORT LINKS

AGENTS NOTES - THERE IS AN ANNUAL MANAGEMENT FEE OF £700 PER ANUM





Entrance Hallway

Leading to living area and bathroom

Bedroom/ Sitting/ Kitchen 20' 1" x 12' 8" (6.12m x 3.86m) Max

Bathroom

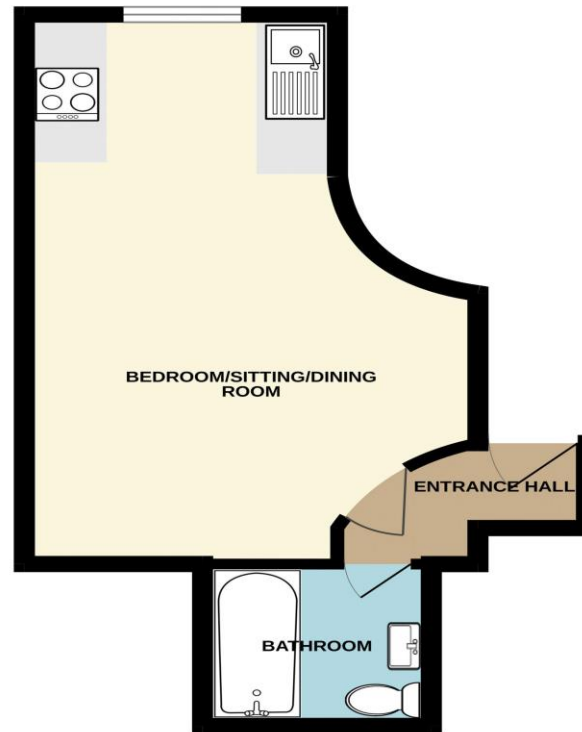
6' 5" x 5' 11" (1.95m x 1.80m)

Agents Notes

Please note there is no allocated parking or garden.



GROUND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 261 sq.ft. (24.3 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 £40 + VAT (£48) 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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