



GIBBINS RICHARDS   
Making home moves happen

2 Lucas Court, High Street, Wellington TA21 8QZ  
£168,000

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A charming two bedroom, ground floor apartment nestled within the centre of Wellington, with a private and enclosed garden. The accommodation is spread across a single level and comprises a living room, kitchen / diner, two bedrooms and family bathroom. A perfect first time purchase, investment or downsize opportunity. NO ONWARD CHAIN.

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

How central would you like to be? With an abundance of shops and services a stone's throw away, this is brilliantly located within the heart of Wellington and will appeal to many.

CHARMING TWO BEDROOM GROUND FLOOR APARTMENT  
CENTRE OF WELLINGTON  
EXCELLENT FIRST TIME PURCHASE OR INVESTMENT  
WITHIN TOUCHING DISTANCE OF ALL AMENITIES  
GREAT COSMETIC CONDITION THROUGHOUT  
ENCLOSED REAR GARDEN  
NO ONWARD CHAIN





|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Living Room     | 13' 11" x 12' 4" (4.24m x 3.76m)                               |
| Kitchen / Diner | 11' 5" x 10' 2" (3.48m x 3.10m) With built in cooker & gas hob |
| Bedroom One     | 12' 1" x 8' 3" (3.68m x 2.51m)                                 |
| Bedroom Two     | 12' 0" x 7' 1" (3.65m x 2.16m)                                 |
| Family Bathroom | 7' 10" x 5' 3" (2.39m x 1.60m)                                 |

Outside: The property boasts its own enclosed rear garden, laid to both patio and stone chippings.

**AGENTS NOTE:** The property owns a share of the freehold for the building, which is shared with the above apartment (51 High Street). There is no management company involved, nor any service / maintenance costs. Any remedial works required are split between the two properties.

**AGENTS NOTE:** The vendor has agreed to pay for remedial works to the front & rear guttering for the home. This has been taken into account with the adjusted asking price.



GROUND FLOOR



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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