



Flat B, 8 Fore Street, Wellington TA21 8AQ

£155,000

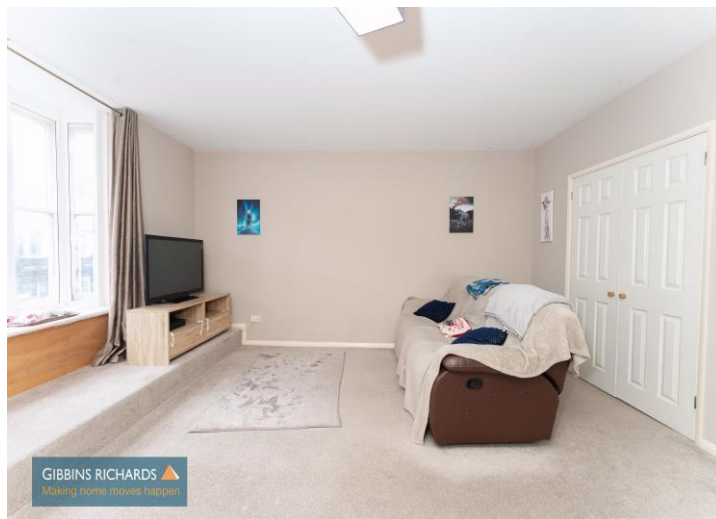
GIBBINS RICHARDS 
Making home moves happen

A deceptively spacious and well proportioned two bedroom first floor apartment located in the heart of the town centre. The property is well presented throughout and would make an ideal first time/investment purchase. The accommodation is fully UPVC double glazed and warmed by mains gas fired central heating. Arranged all on one level is a spacious hallway leading to sitting room and separate dining room, large kitchen/breakfast room, two double bedrooms and bathroom.

Tenure: Leasehold / Energy Rating: C / Council Tax Band: B

The town of Wellington offers an excellent range of shopping, leisure and financial amenities. Parking is available in nearby public car parks and via time allocated on street parking bays.

SPACIOUS TOWN CENTRE APARTMENT
TWO BEDROOMS
TWO RECEPTION ROOMS
MODERN KITCHEN & BATHROOM
FULL UPVC DOUBLE GLAZING
GAS FIRED CENTRAL HEATING
IDEAL FIRST TIME / INVESTMENT PURCHASE





Communal Entrance	Leading to;
Entrance Hall	26' 10" x 3' 4" (8.17m x 1.01m) Doors to dining room, kitchen, bathroom and two bedrooms. High level electric fuse board and hatch to loft.
Kitchen/Diner	19' 1" x 8' 8" (5.81m x 2.64m) increasing to 11' (3.35m). Double doors to sitting room. Rear aspect window. Fitted in a modern range of matching eye and low level units. Integrated electric oven with four ring electric hob over, extractor fan.
Dining Room	15' 1" x 11' 7" (4.59m x 3.53m) (accessed off entrance hall) Front aspect walk-in bay window.
Sitting Room	15' 3" x 15' 2" (4.64m x 4.62m) Walk-in bay window.
Bedroom 1	14' 2" x 10' 10" (4.31m x 3.30m) Side aspect window. Airing cupboard with wall mounted gas boiler.
Bedroom 2	10' 9" x 9' 0" (3.27m x 2.74m) Side aspect window.
Bathroom	10' 2" x 6' 0" (3.10m x 1.83m) Side aspect obscure window. Fitted in a four piece suite comprising low level WC, wash hand basin, bath and separate shower enclosure.
Tenure and Outgoings	The property is leasehold with a share of the freehold. The lease is 125 years dated 1st January 2019 (119 remaining). The service charge is £300 per annum and ground rent is £100 per annum.



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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