



28 Stoneleigh, Tonedale, Wellington TA21 0AR

£170,000

GIBBINS RICHARDS 
Making home moves happen

Private Garden / Two double Bedrooms / Private Entrance

A well-kept two double bedroom maisonette in Wellington, with its own private entrance and ground floor lobby leading to first-floor living space. Bright, well-proportioned rooms throughout, with the added bonus of private gardens and a brick-built storage shed. Energy rating : TBC

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

A well-presented two double bedroom maisonette, ideally located in Wellington, offering generous and well-balanced accommodation throughout. The property benefits from its own private entrance, leading into a ground floor lobby area with stairs rising to the main living space on the first floor. Here, you'll find bright and well-proportioned rooms, including a comfortable living area, a fitted kitchen, two double bedrooms, and a bathroom, all maintained in good condition. Externally, the maisonette enjoys the rare advantage of both front and rear private gardens, providing excellent outdoor space for relaxation, entertaining, or gardening. The rear garden further benefits from a useful brick-built storage shed, ideal for bikes, tools, or general storage. With its private access, spacious layout, and attractive outside areas, this property would make an ideal home for first-time buyers, downsizers, or investors alike. Stoneleigh is located in the popular Tonedale area of Wellington, a well-established residential neighbourhood with convenient access to local shops, schools, and amenities, while being close to transport links, the M5 motorway, and surrounding Somerset countryside.

Approx 791 sq.ft / 73 sq.m

Two Double Bedrooms

Private Rear & Front Gardens

Brick-Built Storage Shed

Own Entrance

Modern Kitchen & Bathroom

Within Easy Reach of Amenities





Accommodation

Entrance Hall

Landing

Living Room 15' 9" x 12' 0" (4.79m x 3.67m)

Kitchen/Diner 13' 1" x 11' 10" (3.98m x 3.60m)

Bathroom

Bedroom One 13' 7" x 10' 9" (4.14m x 3.27m)

Bedroom Two 11' 5" x 11' 3" (3.47m x 3.44m)

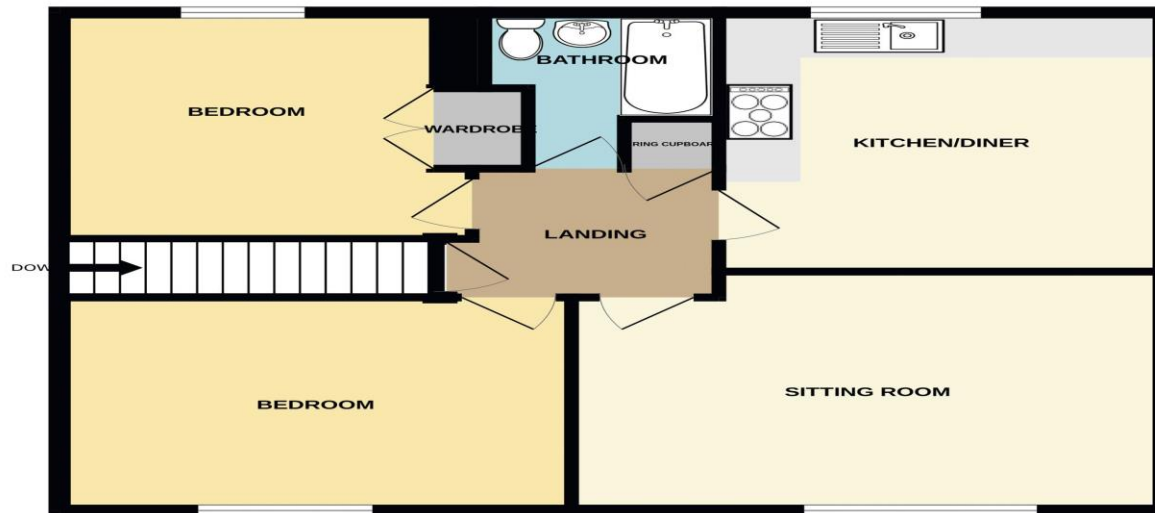
Outside Front and rear garden, brick-built storage shed.



GROUND FLOOR
61 sq.ft. (5.7 sq.m.) approx.



FIRST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.



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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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