



45e High Street, Wellington TA21 8QY

£69,950

GIBBINS RICHARDS 
Making home moves happen

Studio flat/Town centre location/No onward chain

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.

Approx. 261 sq.ft/ 24.3 sq.m.

No onward chain

Well-presented studio flat in the heart of Wellington

Ideal for first time buyers or investors

Low maintenance and easy to run

Neutral decor

Walking distance to town centre

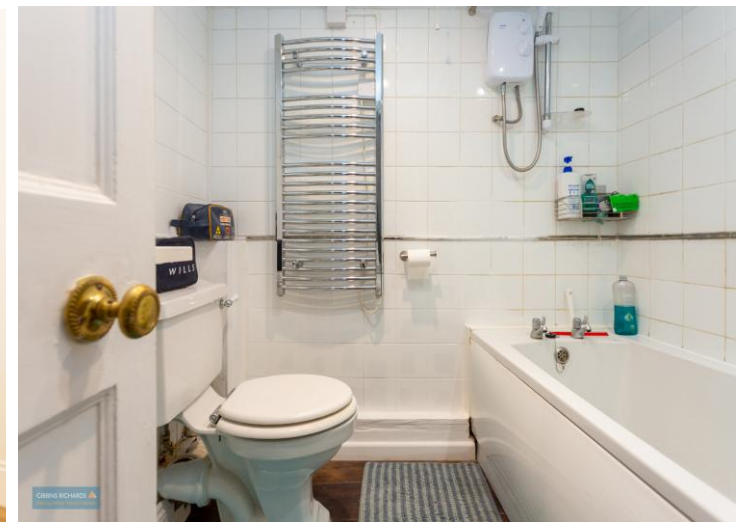
Great transport links

Agents notes - Annual Management fee of £700 per annum

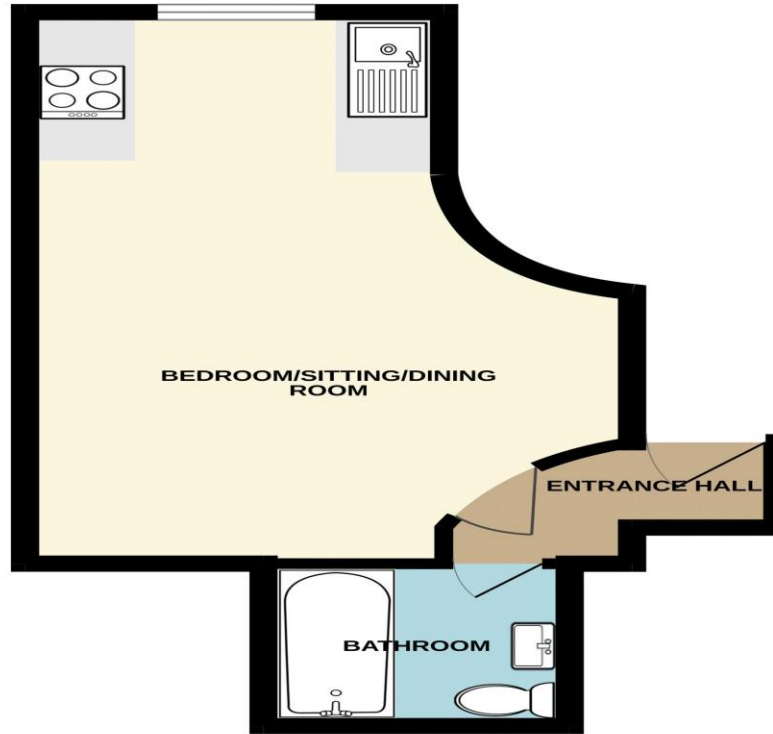




Accommodation	
Entrance Hallway	Leading to living area and bathroom
Bedroom/ Sitting room/ Kitchen	20' 1" x 12' 8" (6.12m x 3.86m) Maximum Size
Bathroom	6' 5" x 5' 11" (1.95m x 1.80m)
Outside	There is no allocated parking or garden.



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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