



GIBBINS RICHARDS   
Making home moves happen

Flat 3 Mansion House, Courtland Road, Wellington TA21 8NE

£195,000

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### First Floor apartment/ Private Garden/ Allocated parking

This is a spacious two double bedroom first floor apartment forming part of this attractive period conversion, conveniently situated close to the town centre. The property is accessed via a shared entrance hall with stairs leading to the flat entrance. Upon entering the flat, a central hallway provides access to the main accommodation. There is a particularly generous bathroom, together with a well-proportioned kitchen/dining room offering ample space for both food preparation and dining. The living room is an impressive reception space, enjoying excellent natural light and providing a comfortable area for both relaxation and entertaining. Leading from the living room are two bedrooms, both benefiting from two windows which enhance the light and airy atmosphere. The main bedroom is a spacious double room, while the second bedroom is also of double proportions, making it ideal for guests, family members or use as a home office. Outside, the apartment enjoys the advantage of its own enclosed private garden, predominantly laid to lawn with a small patio area providing space for outdoor seating and entertaining. The property further benefits from two allocated parking spaces.

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

This is an attractive period property situated on Courtland Road in Wellington. Originally a substantial residence, the building has been thoughtfully converted into a collection of apartments that retain much of the character and charm associated with its heritage. The property enjoys a convenient location within walking distance of Wellington town centre, offering easy access to a range of shops, cafés, leisure facilities, and local amenities. Excellent road links via the A38 and nearby M5 motorway provide straightforward connections to Taunton, Exeter and the wider South West, making The Mansion House an appealing choice for those seeking character accommodation in Wellington.

Approx. 76.4 sq m/ 823 sq ft  
Generously proportioned apartment  
Forming part of an attractive period conversion  
Large bathroom  
Private enclosed garden  
Two allocated parking spaces  
Easy access into the town centre



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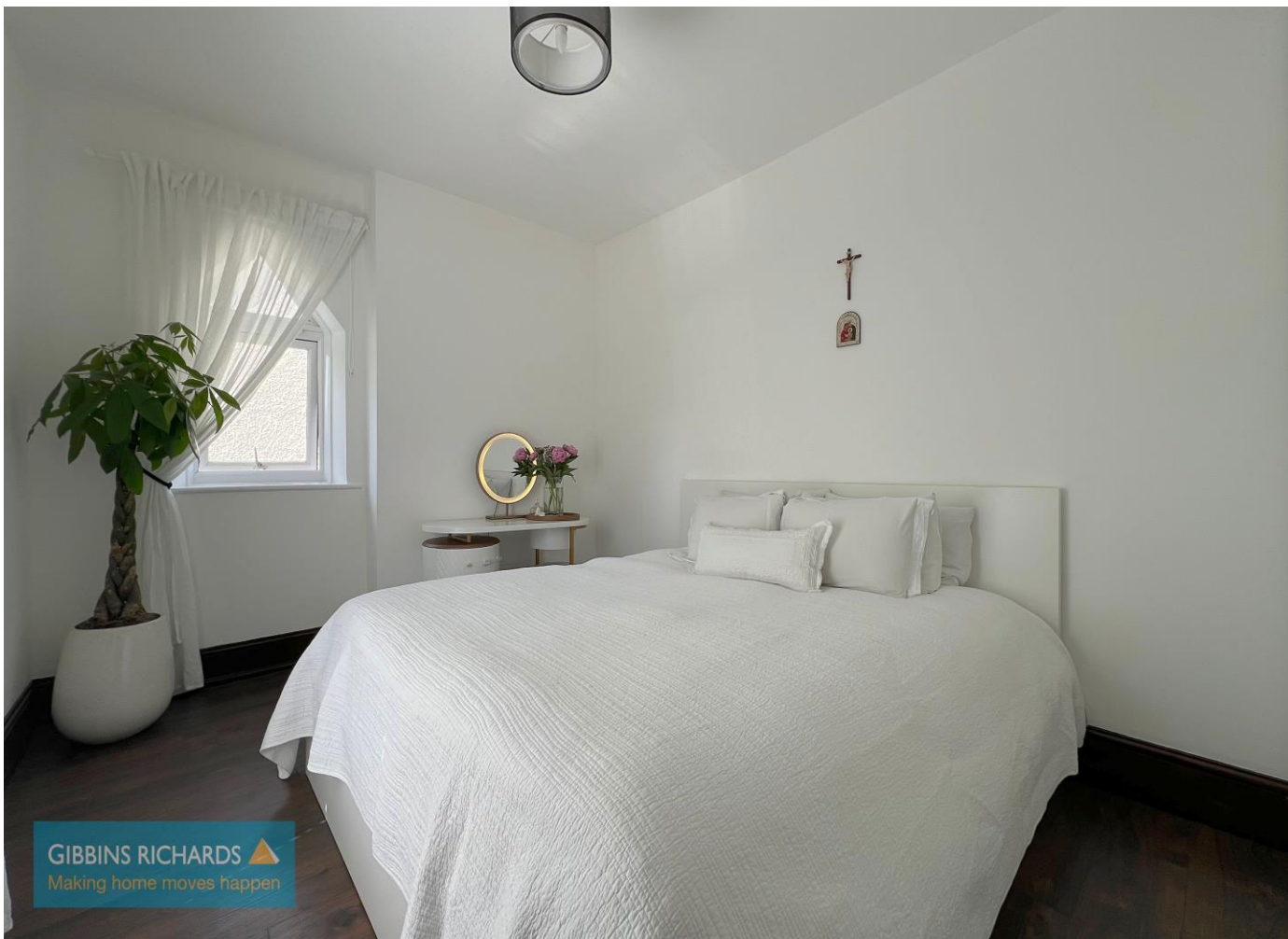
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## Accommodation

### Hallway

Kitchen/ Diner 13' 2" x 14' 2" (4.01m x 4.32m)

Bathroom 12' 10" x 8' 3" (3.91m x 2.52m)

Living Room 14' 5" x 17' 7" (4.40m x 5.36m)

Bedroom 14' 8" x 9' 11" (4.46m x 3.01m)

Bedroom 14' 8" x 7' 9" (4.46m x 2.35m)

### Outside

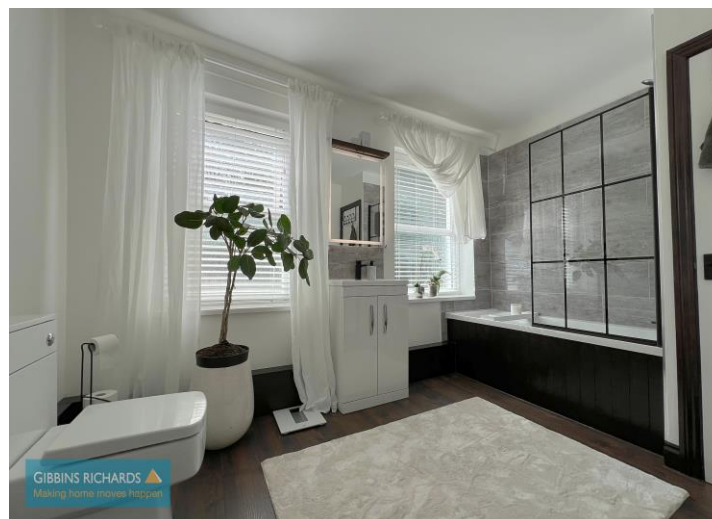
Two allocated parking spaces and a private garden at the rear of the building.

### Material Information

Flat 3, The Mansion House benefits from a 999 year lease which commenced on 1st March 2006. The service charge is currently £140 per month to include the running of a management company and payment toward a sinking fund for any maintenance. Due to a restriction in the lease this property cannot be let out and is only available to owner occupiers.



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GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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