



GIBBINS RICHARDS 
Making home moves happen

Flat A 8 Fore Street, Wellington TA21 8AQ
£95,000

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No Chain / Town centre location / Spacious rooms

This well-presented one-bedroom apartment offers spacious accommodation in a highly convenient town centre location. The property benefits from generous room sizes throughout, creating a comfortable and practical living space ideal for modern lifestyles. Further features include double glazing and gas central heating, ensuring warmth and energy efficiency year-round. Positioned within easy reach of local shops, amenities and transport links, this apartment is perfectly suited for professionals or couples seeking central living with space and comfort.

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

The property comprises a welcoming entrance hall with stairs leading to the first-floor landing. From the landing, there is a well-proportioned living room providing a comfortable and versatile living space, which in turn leads through to the kitchen. The kitchen offers generous worktop and storage space, with ample room to accommodate a range of appliances. Also accessed from the landing is a spacious double bedroom, well presented and offering excellent proportions. Completing the accommodation is the bathroom, located off the hallway and fitted with a suite including a bath with a shower over.

Approx 747 sq.ft / 69 sq.m

No onward chain

Spacious town centre apartment

Well proportioned living accommodation

UPVC double glazing

Gas central heating

Ideal first time/investment purchase





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Accommodation

Entrance Hall

Landing

Living Room 15' 3" x 15' 1" (4.64m x 4.61m)

Kitchen 11' 9" x 11' 2" (3.59m x 3.41m)

Bedroom 11' 6" x 11' 6" (3.51m x 3.50m)

Bathroom 9' 0" x 8' 9" (2.74m x 2.66m)

Tenure and Outgoings

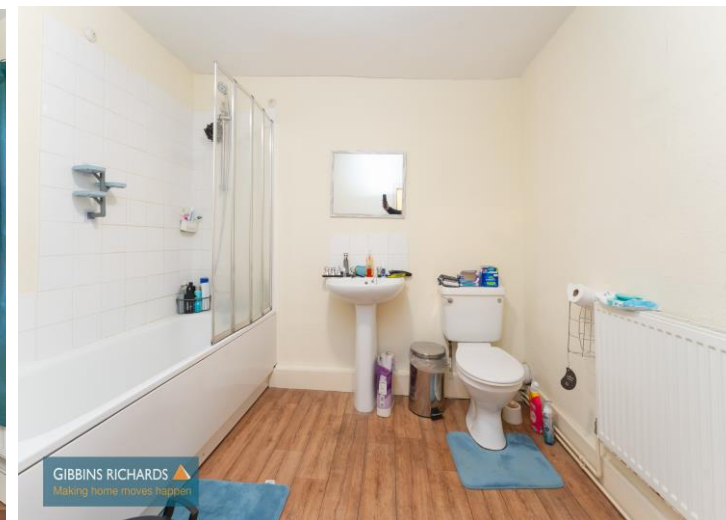
The property is leasehold. The vendor has advised there is approximately 120 years left on the lease. The service charge is £300 per annum and ground rent is £100 per annum.



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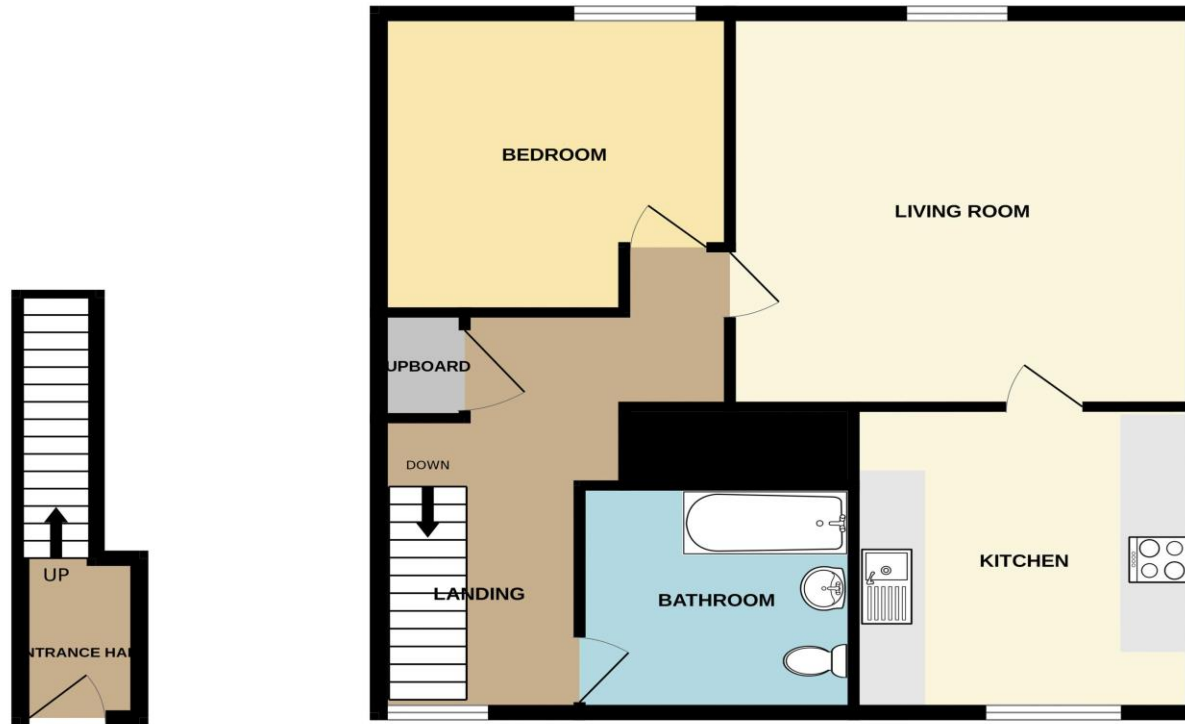
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GROUND FLOOR
49 sq.ft. (4.5 sq.m.) approx.

1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.



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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