



GIBBINS RICHARDS 
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Flat 2 The Priory, Wellington TA21 9EH
£135,000

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No onward chain/Ground floor flat/Communal Gardens

This is a ground floor apartment forming part of a converted period house, conveniently situated within walking distance of Wellington town centre and its range of shops, amenities and transport links. The property is accessed via an entrance to the side of the building, which leads only to two flats making it a semi-private entrance. As you enter you're welcomed by a hallway which provides access to all the rooms. The sitting room offers space for both seating and dining furniture and leads through to the kitchen/dining room, providing a practical layout for everyday living. The apartment also benefits from a double bedroom and a shower room. The property retains features associated with its period origins while benefiting from modern fittings, creating a home suited to a range of purchasers, including first-time buyers, downsizers and investors. An opportunity to acquire a ground floor apartment within a converted period house in a convenient location. Energy rating : D -65

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

The Priory is conveniently situated within walking distance of Wellington town centre, offering easy access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Wellington is a popular Somerset market town with excellent transport links, including quick access to the M5 motorway and regular bus services to Taunton and the surrounding areas. The town also benefits from a range of leisure facilities, healthcare services and well-regarded schools, making it an attractive place to live for a variety of buyers.

Approx. 689 sq ft/ 64 sq.m

No onward chain

Ground floor flat in period conversion

Communal gardens

Allocated parking space and visitor parking

Easy access to the town centre

Modern shower room

Light and spacious rooms



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Accommodation

Hallway

Sitting Room 17' 10" x 15' 4" (5.43m x 4.67m)

Kitchen/ Dining Room 17' 1" x 9' 0" (5.2m x 2.74m)

Bedroom 14' 0" x 12' 1" (4.26m x 3.68m)

Bathroom

Outside

Communal gardens and parking space

Material Information

No 2, Priory House benefits from a 999 year lease which commenced on 1st January 1989. The service charge is currently £130 per month to include the buildings insurance, grounds maintenance, cleaning of common areas, maintenance of the exterior of the building, window cleaning and a sinking fund to pay for the planned maintenance.



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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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