



GIBBINS RICHARDS 
Making home moves happen

Flat 13 Thomas Fox Road, Tonedale, Wellington TA21 0DQ
£167,500

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First floor apartment / Allocated parking / Two bedrooms

Situated on the popular Thomas Fox development and built by Strongvox in 2018, this well-presented first-floor apartment offers modern, low-maintenance living in a desirable location. The accommodation is bright and spacious throughout, featuring a light and airy L-shaped open-plan kitchen, dining and living area, creating an ideal space for both relaxing and entertaining. There are two generously sized bedrooms, a contemporary bathroom, and a useful storage cupboard providing additional practicality. Externally, the property benefits from an allocated parking space, along with visitor parking for guests. Residents also have access to communal bike and bin stores, adding further convenience to this attractive home. This apartment would make an excellent first-time purchase, investment opportunity, or downsizing option, combining modern comfort with a sought-after development setting.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: B

Wellington is a thriving market town nestled at the foot of the beautiful Blackdown Hills, an Area of Outstanding Natural Beauty. The town offers an excellent range of local amenities, including independent shops, cafés, supermarkets, leisure facilities and well-regarded schools. Strong transport links provide easy access to the M5 and nearby towns such as Taunton, while regular bus services connect the surrounding villages. With its welcoming community, attractive countryside walks and rich local heritage, Wellington remains a highly sought-after place to live.

Approx. 561 sq.ft / 52.1 sq.m

First floor apartment

Gas central heating

Upvc double glazing

Allocated parking

Immaculate condition throughout

Bike & Bin shed

Built by Strongvox in 2018



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Accommodation

Entrance Hallway

Kitchen/Living 20' 11" x 19' 4" (6.38m x 5.90m)

Bedroom One 10' 4" x 9' 11" (3.15m x 3.02m)

Bedroom Two 10' 4" x 8' 4" (3.15m x 2.53m)

Bathroom

Outside

Allocated parking space. Communal bike & bin store.

Material Information

No 13. Weare House benefits from a 125 year lease which commenced on 1st January 2018. The service charge is currently £1020 per annum to include the buildings insurance, cleaning of common areas, maintenance of the exterior of the building, window cleaning and a sinking fund to pay for the planned maintenance. Ground rent is £132 per annum. Estate maintenance charge is £320 per annum.



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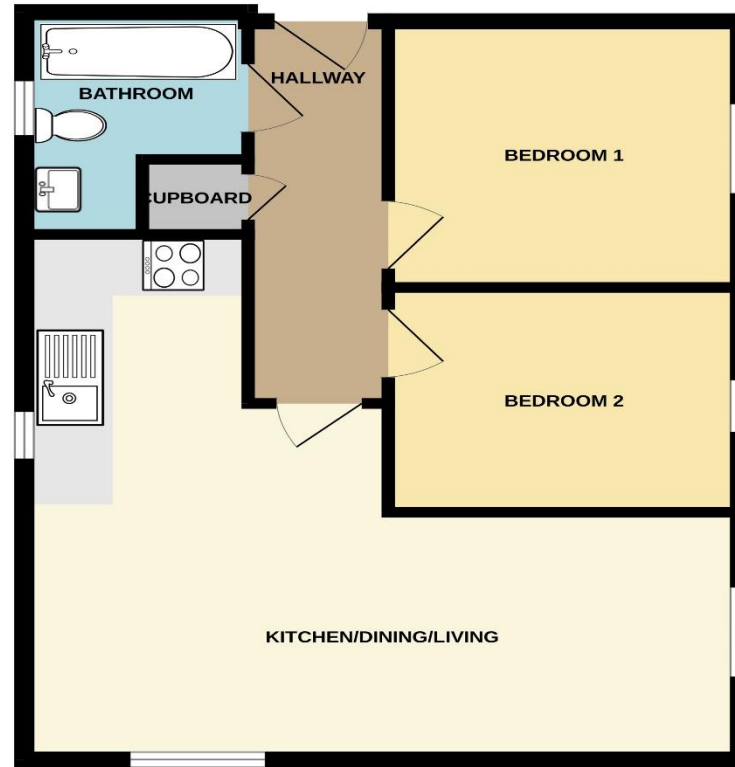


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FIRST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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