



74a, North Street, Wellington, TA21 8LZ
£300,000

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Making home moves happen

Three storey house/ Town centre location/ Good sized garden
A charming and tastefully renovated two bedroom cottage with a loft room, which is currently used for storage and occasional office space, offering spacious and characterful accommodation in a convenient town centre location. The property also benefits from a large garage/workshop with off-road parking, a beautiful garden and all within a few minutes walk of Wellington's local amenities, wonderful parks, schools and excellent transport links.

Tenure: Freehold / Energy Rating: F / Council Tax Band: B

The accommodation comprises of a sitting room with log burner, recently installed kitchen/dining room with solid Ash worktops and a new ground floor bathroom. The first floor offers two double bedrooms and a shower room. Stairs lead to a useful loft room with storage. This property has been lovingly renovated but due to the versatile space, it still offers the potential for extension and an opportunity to add further value if desired. Outside, the property benefits from off road parking and a garage/workshop. To the side is a large, fully enclosed and private courtyard garden with additional shed - ideal for entertaining. To the rear, steps lead up to a lovely area of raised lawn with flower beds.

Approx 1321 sq.ft/ 122.7 sq.m

Three storey semi-detached house

Gas central heating & double glazing

Rayburn & wood burner

Walking distance to town

Oversized garage and driveway

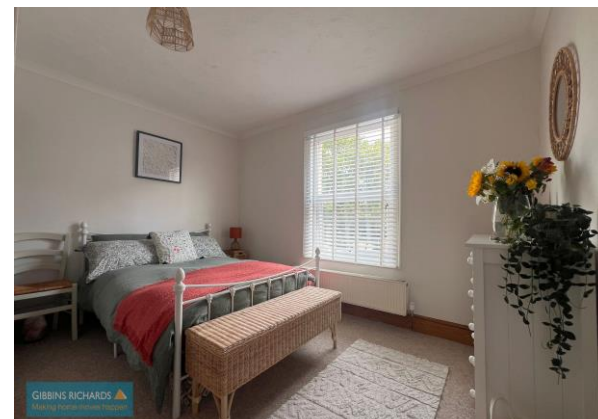
Good sized garden

Accommodation	
Porch	7' 4" x 4' 1" (2.24m x 1.24m)
Sitting Room	13' 9" x 11' 1" (4.19m x 3.37m)
Kitchen/ Dining Room	14' 0" x 13' 1" (4.27m x 3.99m)
Bathroom	7' 0" x 6' 8" (2.13m x 2.03m)
First Floor Landing	13' 9" x 11' 1" (4.19m x 3.38m)
Bedroom	13' 9" x 8' 3" (4.19m x 2.51m)
Shower Room	7' 5" x 7' 0" (2.26m x 2.13m)
Second Floor	
Attic Room	12' 6" x 16' 2" (3.81m x 4.94m) Plus Under Eaves Storage
Outside	Garage (5.89m by 4.75m), driveway and garden



TOTAL FLOOR AREA: 1321 sq.ft (122.7 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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