



GIBBINS RICHARDS 



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20, Gay Street, Wellington, TA21 9EY
£140,000

GIBBINS RICHARDS 
Making home moves happen

First floor flat/ Enclosed garden/Close to town centre

A well-proportioned one bedroom first-floor leasehold flat situated in a convenient location on Gay Street, Wellington.

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

The property offers a separate reception room, fitted kitchen, spacious bedroom, bathroom and useful storage, together with its own grassed garden and on-street parking. Wellington is a popular town, offering a good range of local shops, cafés, restaurants and everyday amenities, with excellent access to the M5 and surrounding areas. The property would make an ideal home for a first-time buyer, those looking to downsize, or an excellent investment opportunity.

Approx. 477 sq ft/ 44.3 sq m

First floor flat

Electric heating

Private garden

Street parking

Intercom system

Outside storage shed

Excellent access to the M5 and A38

Accommodation

Hall

Reception room

Kitchen

Bedroom

Bathroom

Outside

15' 3" x 10' 0" (4.65m x 3.04m)

11' 2" x 6' 4" (3.41m x 1.93m)

14' 0" x 9' 8" (4.26m x 2.95m)

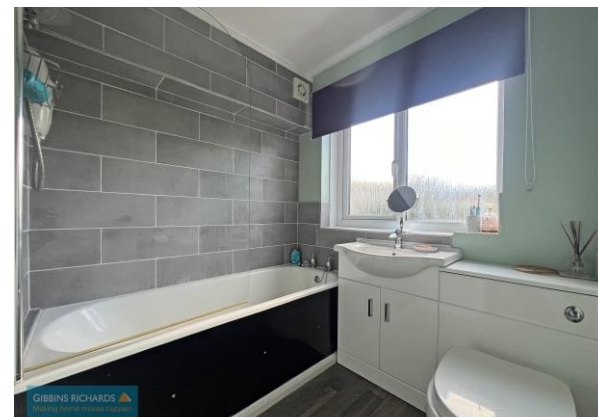
6' 6" x 5' 6" (1.98m x 1.68m)

Garden

FIRST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA - 477 sq ft (44.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, distances, rooms and any other details 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.
Rental and Mortgage Clients



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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