



Flat 1 Hill House, 87, North Street, Wellington, TA21 8NA
£135,000

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Ground floor flat/ No onward chain/ Courtyard Garden

The property is well decorated and benefits from neutral flooring throughout, creating a light and versatile living space. The accommodation comprises an entrance hall leading into a spacious hallway, with access to the principal rooms. The open-plan living room and kitchen provides a sociable and practical living space, with a bay window allowing plenty of natural light into the living area. The kitchen also benefits from a door leading directly out to the courtyard garden. The bedroom is a good-sized double room with a bay window to the front, while the spacious bathroom is fitted with a bath and separate shower cubicle. Externally, the property benefits from a private courtyard garden, as well as additional outside space to the front, providing the perfect spot for potted plants.

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

The property is situated on North Street in Wellington, offering convenient access to the town centre and its range of everyday amenities. Wellington provides a good selection of shops, cafés, restaurants, pubs and local services, together with schools and leisure facilities.

Approx. 538 sq ft/ 50 sq m

No onward chain

Ground floor flat

Low maintenance enclosed rear garden

Gas central heating

Double glazing

Open plan living

Spacious bathroom including bath and separate shower cubicle

Neutral decor and flooring

Accommodation

Entrance Hall	4' 2" x 5' 6" (1.28m x 1.67m)
Hallway	9' 4" x 6' 11" (2.85m x 2.11m)
Kitchen/ Living room	10' 6" x 26' 0" (3.21m x 7.92m)
Bedroom	10' 6" x 13' 9" (3.21m x 4.20m)
Bathroom	8' 10" x 12' 2" (2.69m x 3.72m)
Outside	Courtyard garden

Agent Note

165 years remaining on lease.
£0 ground rent
£150 Service charge per year
£430 per annum buildings insurance 25/26.

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



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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