



12 Weare House, Thomas Fox Road, Wellington, TA21 0DQ
£160,000

GIBBINS RICHARDS 
Making home moves happen

Ground floor flat/ Open plan living/ Allocated parking

A well-presented ground floor apartment situated within Weare House, a modern purpose-built development completed in 2018 by Strongvox Homes. The property is accessed via a front door leading into the hallway, with doors leading to all rooms. The open-plan living, dining and kitchen area provides a bright and sociable space, ideal for modern living. There are two bedrooms, including a good-sized rear bedroom and a further bedroom positioned to the front, together with a modern bathroom. The property further benefits from an allocated parking space, additional guest parking and attractive communal gardens. There is also a purpose-built communal bike store and communal bin storage.

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

Weare House is situated within the popular Tonedale area on the northern edge of Wellington, forming part of the Heritage Mill development. The property enjoys a convenient position with local amenities, a bus route and lovely countryside walks close by. Wellington town centre is approximately a mile and a half away and offers a good range of independent shops, national retailers, cafés, restaurants and leisure facilities. The town also provides easy access to the M5 and A38

Approx 562 sq ft/ 52.2 sq m

Open plan living

Gas central heating and double glazing

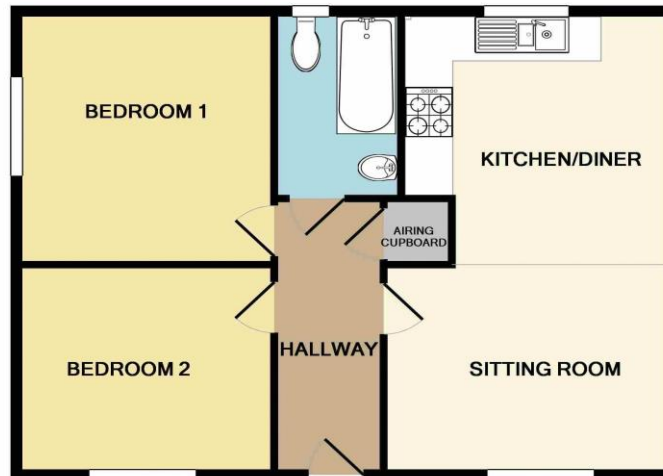
Allocated parking

Shared communal gardens

Shared purpose built bike shed and bin storage area

Remainder of NHBC warranty

Accommodation	
Entrance Hallway	
Kitchen / Dining area/	21' 1" x 11' 2" (6.42m x 3.40m)
Living room	
Bedroom One	10' 8" x 9' 5" (3.25m x 2.87m)
Bedroom Two	10' 8" x 11' 3" (3.25m x 3.43m)
Bathroom	5' 4" x 7' 8" (1.62m x 2.34m)
Outside	Allocated parking space, plus visitors parking. Use of communal gardens, purpose-built bike shed and bin storage. 117 years remaining on lease. Current charges : £80 per month Ground rent and maintenance fee : £160 per year
Agents Note	



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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