

for sale

offers in excess of **£135,000**



Flat 3 High Street Wellington TA21 8QT

A generous **TWO BEDROOMED APARTMENT** in a charming **PERIOD STYLE BUILDING** in the popular town centre of Wellington. Boasting great access to the **M5 MOTORWAY** and amenities. Features include large bay windows, **ALLOCATED PARKING** and gas central heating.



Flat 3 High Street Wellington TA21 8QT

Communal Front Door

Leading into...

Communal Entrance Hall

Stairs rising to the first floor where the apartment is located.

Private Front Door

Leading into...

Entrance Hall

Wall-mounted radiator. Doors to the Lounge/Diner, both bedrooms, Bathroom and WC.

Lounge / Diner

20' 2" x 11' 7" (6.15m x 3.53m)

A generous reception room with large bay windows to the front and side aspects. Feature fireplace, television point and two wall-mounted radiators. Door through to the...

Kitchen / Breakfast Room

13' 5" x 12' 1" (4.09m x 3.68m)

A modern Kitchen with a generous range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven. Recesses for an automatic washing machine and under-counter fridge/freezer. Wall-mounted radiator and window to front aspect.

Bedroom 1



19' 7" plus recess x 11' 7" plus bay (5.97m plus recess x 3.53m plus bay)

A very large double bedroom with a bay window to side aspect, television point and built-in storage cupboard. Two wall-mounted radiators.

Bedroom 2

10' 5" x 8' 9" (3.17m x 2.67m)

A second double bedroom with wall-mounted radiator, loft hatch and two windows to the rear aspect.

Bathroom

A white suite comprising bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin. Further features include wall-mounted radiator, tiled flooring, extractor fan and window to side aspect.

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8' 3" x 3' 2" (2.51m x 0.97m)

Low level WC and wash hand basin. Loft hatch and two windows to side aspect.

Outside

There is a communal garden to the rear of the building primarily laid to lawn.

Parking

One allocated parking space to the rear of the building.

Lettings

If you are looking for assistance in tenant find, competitive management packages, information on rental income and tenant demand, we have an experienced Lettings Department based in the office that would be happy to help. Please call or email the

branch for invaluable advice.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From the Chelston Roundabout head north west on Taunton Road signposted for Wellington. Continue over the roundabouts and enter the town centre where the property will be located on the right hand side just after the Longforth Road junction.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311487 - 0005

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN311487

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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