



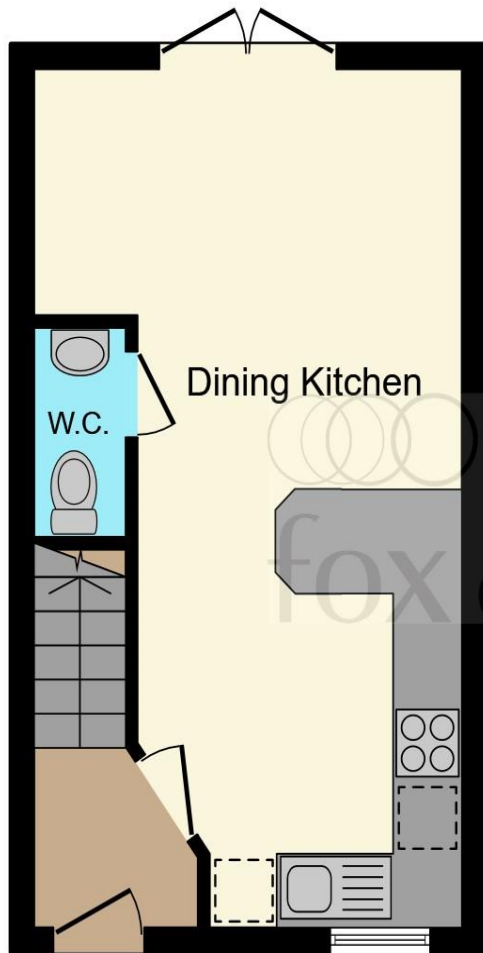
Nash Drive, Wellington TA21 9FA

welcome to

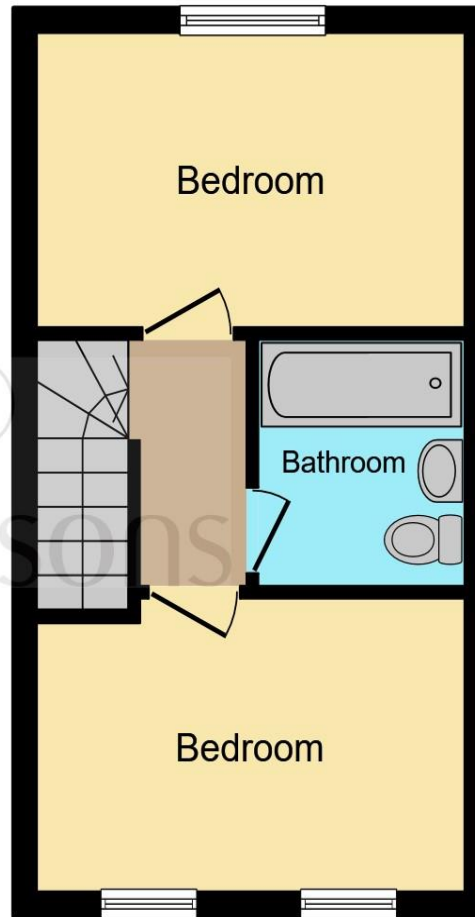
Nash Drive, Wellington

A charming mid-terraced property in a peaceful area, perfect for couples or sharers. With an open-plan reception room and kitchen, two double bedrooms, a well-fitted bathroom, allocated parking, and a private garden this home must be seen. EPC Rating B





Ground Floor



First Floor

Total floor area 52.0 sq.m. (560 sq.ft.) approx

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.

Lounge Area

12' 1" Max x 7' 8" Max (3.68m Max x 2.34m Max)

Kitchen/ Diner

22' 1" Max x 8' 9" Max (6.73m Max x 2.67m Max)

Bedroom One

12' 1" Max x 7' 8" Max (3.68m Max x 2.34m Max)

Bedroom Two

12' 1" Max x 7' 7" Max (3.68m Max x 2.31m Max)

Bathroom

5' 9" Max x 5' 6" Max (1.75m Max x 1.68m Max)

Agents Note

This Property is being sold with tenants in situ.

welcome to

Nash Drive, Wellington

- Sought after location
- Open-plan layout
- Generously proportioned double bedrooms
- Shower over the bath
- Council Tax Band B

Tenure: Freehold EPC Rating: B

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108185



Property Ref:
TAU108185 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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