



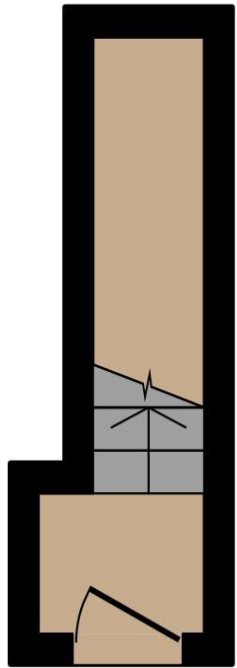
Howard Road, WELLINGTON TA21 8RT

welcome to

Howard Road, WELLINGTON

This first floor flat is stunningly presented and has so much more on offer than what you'd expect including a generous back and front garden with the opportunity to put in driveway parking.

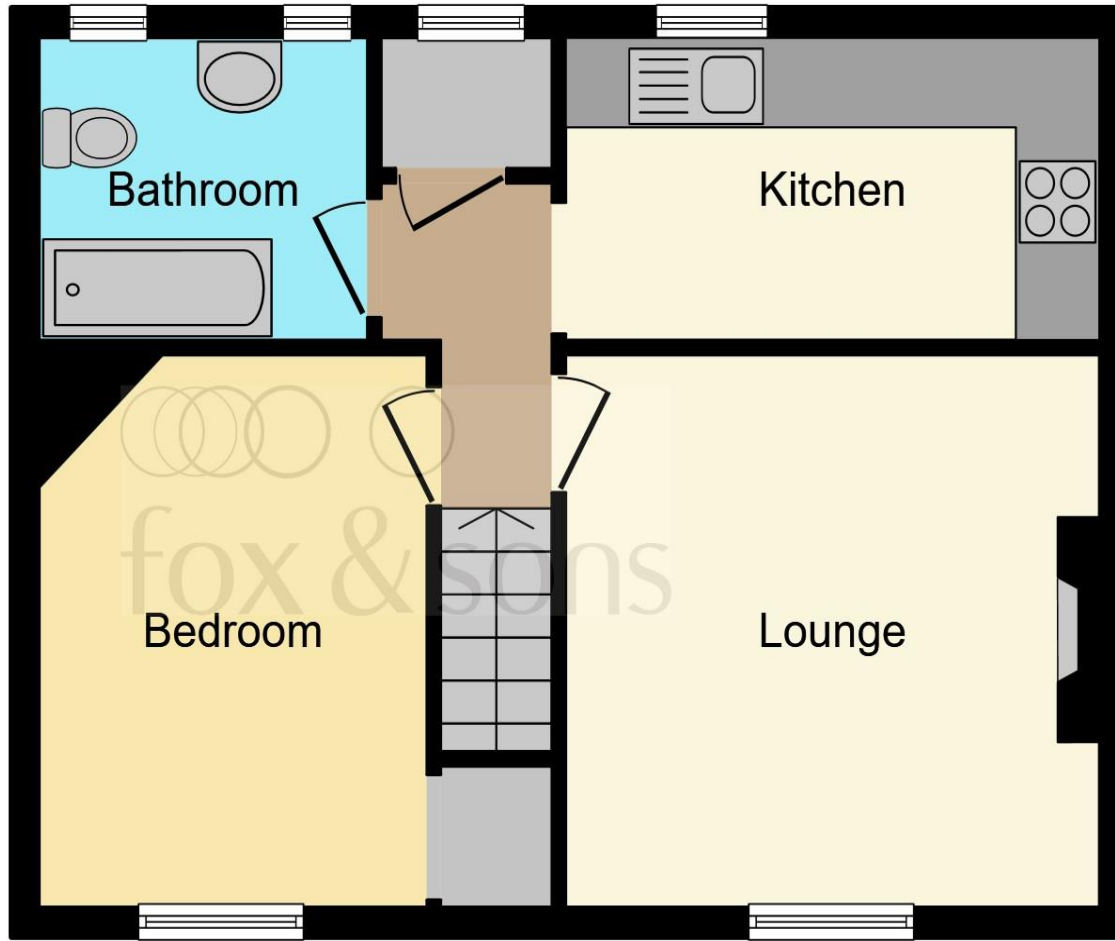




Ground Floor

Total floor area 48.0 sq.m. (517 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.



First Floor

Entrance Porch

Lounge

12' 1" Max x 12' Max (3.68m Max x 3.66m Max)

Kitchen

12' Max x 5' 10" Max (3.66m Max x 1.78m Max)

Landing

Bedroom

12' 1" Max x 9' Max (3.68m Max x 2.74m Max)

Bathroom

Rear Garden

Parking Arrangements

welcome to

Howard Road, WELLINGTON

- Popular Town Location
- Modern Interior
- Sizeable Accommodation
- Private Rear Garden
- Brick Built Shed

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108498



Property Ref:
TAU108498 - 0002

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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