



Greenclose & Fenton

Greenclose & Fenton, Buckwell, Wellington, Somerset, TA21 8TA



Wellington 0.2 miles | M5 (J26) 1.1 mile |
Taunton 6.4 miles

A fantastic investment opportunity to acquire the Freehold of a detached block of 2 bedroom leasehold apartments. No onward chain.

- Investment Opportunity
- Detached Block Of 2 Double Bedroom Apartments
- No onward chain
- Open Plan Kitchen/Diner
- Bathroom
- Private Entrances
- Outside Space
- Council Tax Band A
- EPC Bands C & E
- Freehold

Guide Price £260,000

SITUATION

A detached property made up of two apartments with outside space positioned in a highly convenient location close and within walking distance to Wellington Town centre which offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated approximately 2 miles to the east. The County Town of Taunton is within 7 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

Greenclose & Fenton make up a detached property in Buckwell, Wellington; both are light and airy 2 bedroom apartments with open plan kitchen/diner, two spacious bedrooms and bathroom with each having private entrances and their own outside space. Both apartments have been run as successful investment properties in recent years, we estimate an impressive potential yield. Greenclose (Ground floor flat) is tenanted, they are on a rolling monthly contract achieving £895 per calendar month and Fenton previously been let out at £725 per calendar month. With a potential yield of 7% - 8%.

ACCOMMODATION

Greenclose is a recently modernised ground floor apartment which comprises, entrance hall, generous sitting/dining room which is open plan with a recently refitted kitchen at one end. The kitchen features modern wall and base units with work top over, sink, integrated electric oven, fridge/freezer, dishwasher and breakfast bar with electric hob, windows to front and rear. Two good sized bedrooms, recently refitted bathroom with large walk in shower, WC and wash hand basin, cupboard with plumbing and space for washing machine and the benefit of gas central heating as well as private

outside space.

Fenton is a 1st floor apartment accessed via an external staircase to private entrance currently comprising, entrance hall, sitting/dining room open to kitchen with mixture of wall and base units, integrated electric oven with hob and extractor over, sink and airing cupboard with windows to front and rear. Two light and bright bedrooms, family bathroom with space and plumbing for washing machine and electric heating throughout and private outside space.

SERVICES

Mains gas - Greenclose, electricity, water. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside & outside with EE, Three, O2 and Vodafone(Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

LETTING

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or rentals.taunton@stags.co.uk.

DIRECTIONS

From our Stags office on the High Street turn left towards Waitrose, continue ahead passed the traffic lights and turn right onto Buckwell and the property can be found on the right hand sign behind Chetwood Wealth Management.



Approximate Gross Internal Area
Greenclose = 63.7 sq m / 686 sq ft
Fenton = 60.2 sq m / 648 sq ft
Total = 123.9 sq m / 1334 sq ft

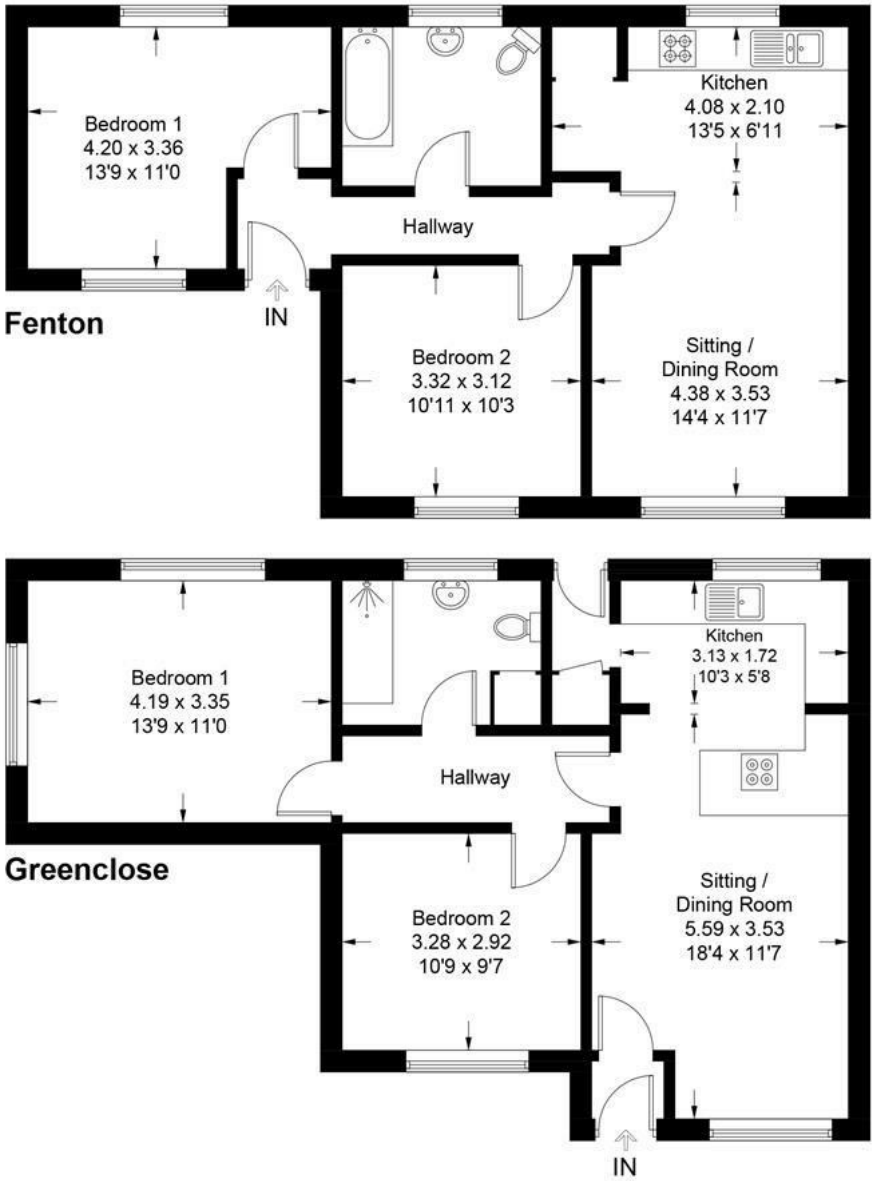
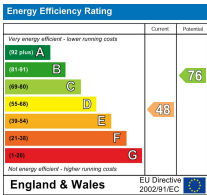


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1162839)

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