



1 Sunnybank, Waterloo Road, Wellington, TA21 8JH

£395,000

GIBBINS RICHARDS 
Making home moves happen

A spacious four bedroom semi-detached house currently setup as a fully licensed HMO with 6 units, generating a good yield. The property can also be sold as a private residence. The accommodation is arranged over three floors, spacious and light and has been well maintained.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

Situated to the North of Wellington town centre, and within walking distance of a wide range of shops including small independent retailers alongside larger well known high street names. The award winning Wellington Park & Garden, Primary and secondary School, Sports Centre, Rugby ground and countryside walks and also right on the doorstep. Convenient transport links via J26 of the M5 and the A38 to Taunton lie nearby, providing easy access by road to Bristol, Exeter and beyond and Taunton which is less than 8 miles away

INVESTMENT OPPORTUNITY - FULLY LICENCED HMO (6 UNITS) WITH TENANTS IN SITU - FURTHER DETAILS OF COSTS AVAILABLE

CAN ALSO BE SOLD FOR THOSE LOOKING FOR A SPACIOUS FOUR BEDROOM FAMILY HOME

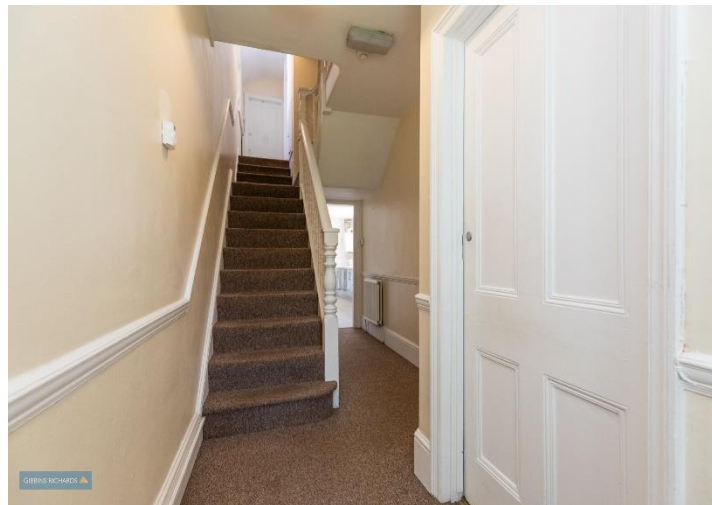
KITCHEN / DINER, UTILITY AND SHOWER ROOM

WELL MAINTAINED ACCOMMODATION OVER THREE FLOORS

ENCLOSED SIDE AND REAR GARDEN

OFFERED WITH NO ONWARD CHAIN

CONVENIENT LOCATION TO THE TOWN, LEISURE FACILITIES AND COUNTRYSIDE





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GROUND FLOOR

Entrance Hallway	Stairs leading to the first floor.
Reception Room (Room 1 - Let) currently let @ £563 pcm	14' 6" x 13' 4" (4.42m x 4.06m)
Reception Room (Room 2 - Let) currently Let @ £520 pcm	11' 10" x 11' 0" (3.60m x 3.35m)
Kitchen / Dining Room	17' 8" x 10' 9" (5.38m x 3.27m)
Utility Room	9' 2" x 5' 5" (2.79m x 1.65m)
Shower Room	9' 2" x 5' 4" (2.79m x 1.62m)

FIRST FLOOR

First Floor Landing	Stairs to second floor
Bedroom One (Room 5 - Vacant) previously let at £672pcm	14' 10" x 10' 1" (4.52m x 3.07m) with en-suite facilities.
Bedroom Two (Room 4 - Vacant) Previously let at £607pcm	11' 11" x 10' 9" (3.63m x 3.32m)
Bedroom Three (Room 3 - Let) Currently Let at £498pcm	10' 9" x 8' 9" (3.27m x 2.66m)
Bathroom	7' 8" x 5' 8" (2.34m x 1.73m)
Separate WC	

SECOND FLOOR

Attic Studio (Room 6 - Let) currently let at £693pcm	18' 10" x 18' 2" (5.74m x 5.53m) with kitchenette, Shower facilities & WC
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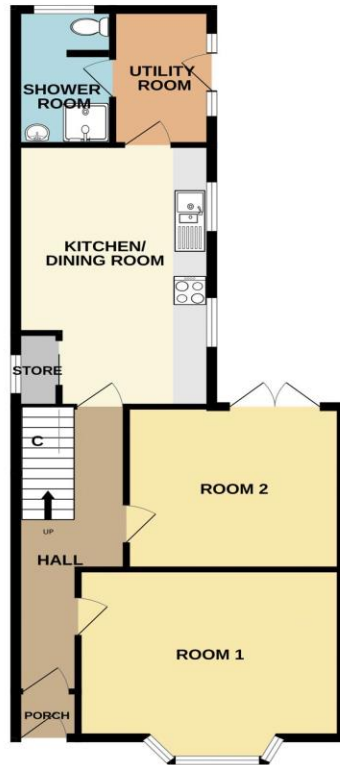


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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a 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 £30 + VAT (£36) 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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