



GIBBINS RICHARDS
Making home moves happen

78, Buckwell, Wellington, TA21 8TF
Offers in the Region Of £155,000

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This one-bedroom ground floor flat combines comfort, convenience, and its own private outdoor space in a sought-after location. Perfectly situated close to the heart of Wellington, it offers everything you need within easy reach.

Tenure: Leasehold / Energy Rating: / Council Tax Band: A

Buckwell is a great location for those who don't drive, as it offers excellent accessibility to local amenities and public transport. The town centre is within easy reach, providing a variety of supermarkets, shops, cafés, and essential services, all just a short walk away. Wellington is well-served by regular bus services, connecting you to nearby towns where you can access even more shopping, leisure facilities, and train connections. With everything from daily shopping needs to social and recreational facilities nearby, this property and location offers the convenience and ease of living in a well-connected, friendly community.

ACCOMMODATION
ENTRANCE LOBBY

With Under stairs storage and Airing cupboard

Sitting Room

15' 5" x 10' 11" (4.70m x 3.32m)

Kitchen

8' 7" x 5' 11" (2.61m x 1.80m)

Bedroom

12' 6" x 8' 11" (3.81m x 2.72m) Fitted Wardrobes and door to the garden.

Bathroom

OUTSIDE

An enclosed garden space laid for easy maintenance. Single garage in nearby block.



GROUND FLOOR FLAT

ONE DOUBLE BEDROOM WITH FITTED WARDROBES & DOOR LEADING ITS PRIVATE GARDEN AREA

UPVC DOUBLE GLASING AND GAS CENTRAL HEATING

SINGLE GARAGE IN NEARBY BLOCK

WELL PRESENTED THROUGHOUT

OWN PRIVATE ENTRANCE AND ENCLOSED GARDEN SPACE

999 YEAR LEASE FROM SEPTEMBER 1980

GROUD RENT £5 PER ANNUM

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used in conjunction with a professional valuation. The services, contents and equipment shown here are for information only and no guarantee is given for their operation or efficiency can be given. Made with AutoCAD 2014.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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.