



67 Mantle Street, Wellington ,TA21 8BB

£179,950

GIBBINS RICHARDS 
Making home moves happen

A well-presented and deceptively spacious three-bedroom mid-terrace home, ideally situated close to the town centre and local amenities. Offering two reception rooms and well-maintained accommodation throughout, this property is perfect for first-time buyers, investors, or as a lock-up-and-leave home. With on-street parking available, this home combines character with convenience. and offered with no onward chain.

Tenure: Freehold / Energy Rating: TBC/ Council Tax Band: B

Mantle Street is located within walking distance of the town centre. Wellington boasts an abundance of boutiques and independent stores as well as larger national stores such as Waitrose and Asda. The town also offers an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

- PERIOD MID TERRACE HOUSE
- CONVENIENT TO THE TOWN CENTRE, SCHOOLS, CINEMA & MEDICAL CENTRE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITTING ROOM, DINING ROOM, KITCHEN AND DOWNSTAIRS WC
- THREE BEDROOMS AND BATHROOM
- OFFERED WITH NO ONWARD CHAIN
- ON STREET PARKING AVAILABLE



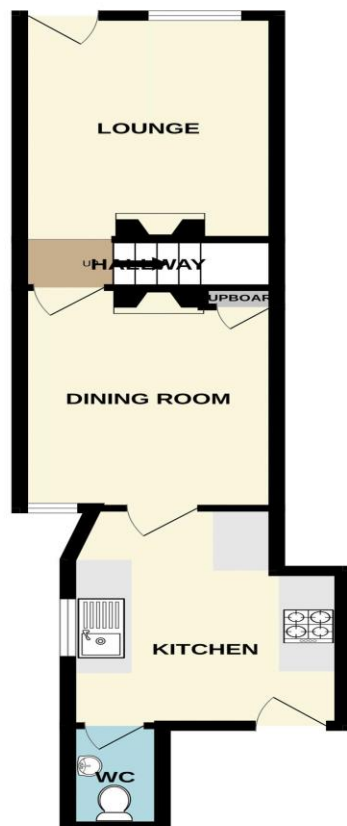


ACCOMMODATION

Sitting Room	11' 2" x 9' 1" (3.40m x 2.77m)
Dining Room	11' 2" x 9' 1" (3.40m x 2.77m) Large under stairs storage.
Kitchen	12' 8" x 9' 8" (3.86m x 2.94m)
Cloakroom	
Bedroom One	11' 5" x 9' 2" (3.48m x 2.79m)
Bedroom Two	12' 10" x 9' 2" (3.91m x 2.79m)
Bedroom Three / Dressing Area	9' 0" x 7' 5" (2.74m x 2.26m)
Bathroom	9' 8" x 7' 6" (2.94m x 2.28m)



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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