



GIBBINS RICHARDS   
Making home moves happen

13 Mantle Street,, Wellington TA21 8AX  
£210,000

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**NO ONWARD CHAIN.** A fantastic investment opportunity or first time purchase. This sizeable Victorian end-terrace property offers excellent potential to any prospective purchaser, with spacious accommodation comprising; two ground floor reception rooms, kitchen & shower room, plus two double bedrooms to the first floor and a further bedroom / loft conversion to the second floor and the added bonus of a cellar on the lower ground floor.

**Tenure: Freehold / Energy Rating: TBC**

The property is located just a stone's throw away from the High Street in Wellington's town centre, providing easy access to all amenities, public services and local schools.

NO ONWARD CHAIN  
EXCELLENT INVESTMENT / FIRST TIME PURCHASE  
HUGE POTENTIAL  
SIZEABLE PROPERTY  
LOFT CONVERSION AND CELLAR  
END OF TERRACE  
GAS CENTRAL HEATING





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Entrance Hall	26' 0" x 2' 11" (7.92m x 0.89m)
Kitchen	10' 11" x 9' 1" (3.32m x 2.77m)
Shower Room	9' 0" x 4' 4" (2.74m x 1.32m)
Dining Room	12' 0" x 10' 0" (3.65m x 3.05m) At the widest point, with stairs leading to cellar
Lounge	12' 9" x 11' 6" (3.88m x 3.50m)
Cellar	25' 0" x 14' 10" (7.61m x 4.52m) At the widest point
Main Bedroom	13' 3" x 11' 7" (4.04m x 3.53m)
Bedroom Two	10' 2" x 10' 2" (3.10m x 3.10m) With built in storage and stairs leading to bedroom 3 / loft conversion
Bedroom Three	14' 9" x 13' 0" (4.49m x 3.96m) With reduced head height, eave storage



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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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