45A Brendon Road

Wellington, TA21 8RN

Price £199,950

BERRYMAN'S

PROPERTY DESCRIPTION

CALLING INVESTORS – Tenant in situ.

A superb opportunity to acquire this attractive three-bedroom semi-detached house, offering well-proportioned accommodation and excellent investment potential. Ideally located within easy reach of Wellington Town Centre, the property benefits from good-sized front and rear gardens and scope to create off-road parking (subject to any necessary consents).

Entrance hall* lounge* kitchen/diner* first floor landing* three bedrooms* bathroom* enclosed front garden and good size rear garden.

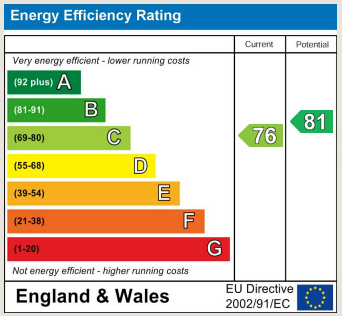
The property is being sold with the tenant in situ.

Local Authority

Council Tax Band: B

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)
Upvc double glazed door to the:

Entrance Hall
4'11" x 4'9" (1.50 x 1.45)
Radiator, stairs rising to the first floor and door to the:

Lounge
15'6" maximum x 11'10" maximum (4.73 maximum x 3.62 maximum)
Double glazed window to the front, radiator, television point, door to the:

Kitchen/Diner
18'8" x 8'1" (5.70 x 2.48)
Double glazed window to the rear, range of matching base and wall units with laminate worktops, four ring gas hob with extractor fan over, stainless steel sink unit, space for upright fridge/freezer, space and plumbing for washing machine, vinyl flooring and understair storage. Radiator. Upvc double glazed door leading to the garden area.

First Floor Landing
7'0" x 4'10" (2.14 x 1.48)
Loft access and doors to the first floor rooms.

Bathroom
6'0" x 5'10" (1.84 x 1.79)
Obscure double glazed window to the rear, toilet, sink unit and bath with electric shower over. Tiled splashbacks, vinyl flooring and heated towel rail.

Bedroom 2
12'5" maximum x 9'1" maximum (3.80 maximum x 2.78 maximum)
Double glazed window to the rear, radiator.

Bedroom 1
11'3" x 11'0" (3.44 x 3.36)
Double glazed window to the front, radiator.

Bedroom 3
8'11" maximum x 7'11" maximum (2.72 maximum x 2.43 maximum)
Double glazed window to the front, radiator and storage cupboard over the stairs.

Outside
To the front of the property is a fenced front garden area laid to lawn with paved pathway leading to the front door.

Gate gives access to the:

Rear Garden
The rear garden is laid to lawn with patio area and brick built shed.

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The accommodation briefly comprises an entrance hall, a spacious sitting room, and a kitchen/dining room, along with a convenient cloakroom on the ground floor. To the first floor, there are two double bedrooms, a single bedroom, and a family bathroom.

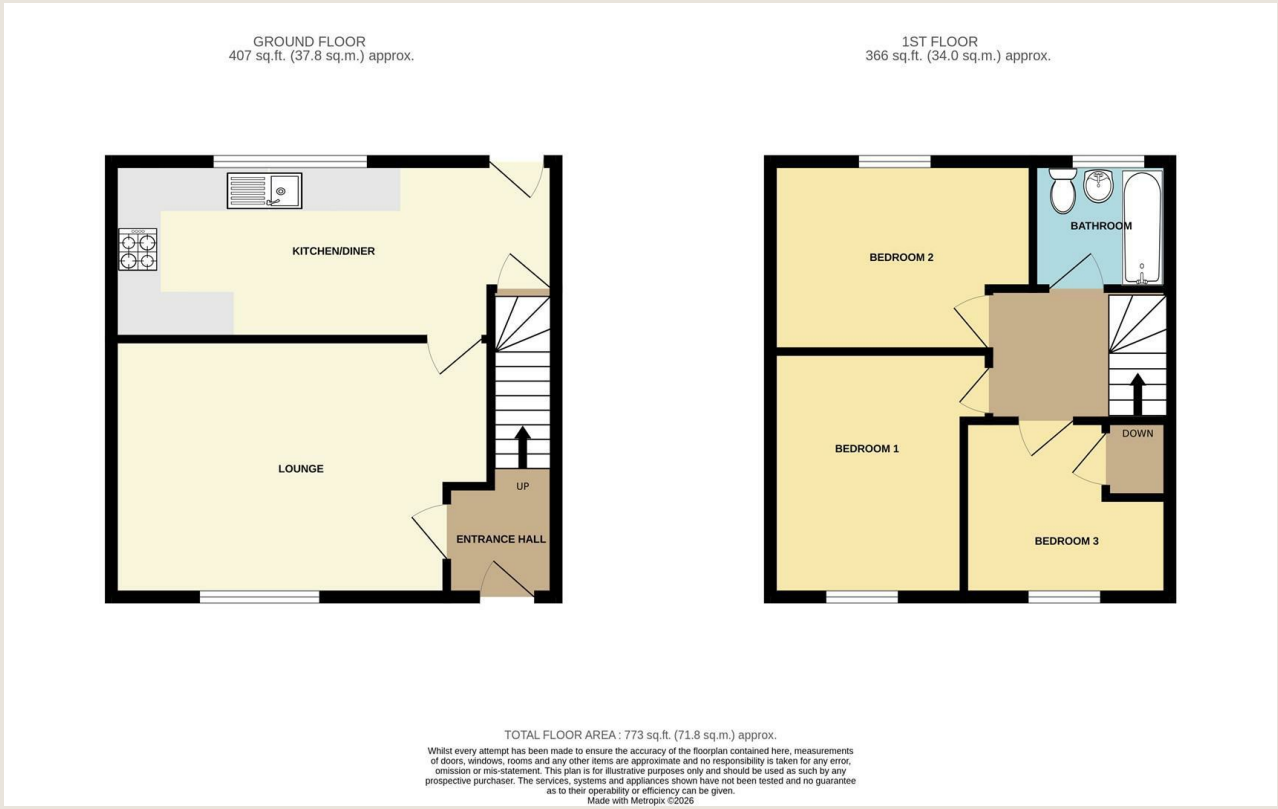
Externally, the property enjoys generous gardens to both the front and rear, providing ample outdoor space.

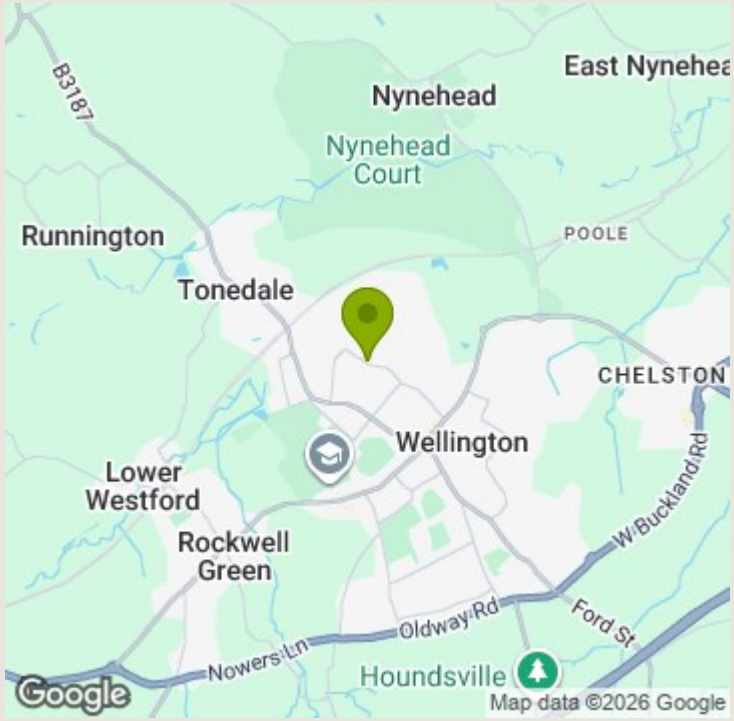
This is an ideal addition to any investment portfolio, with a tenant already in place.

Material Information
Additional information not previously mentioned
Council Tax Band-B
EPC-C
• Mains electric, gas and water
• Water metered
• Gas central heating
• Mains drainage
• No Flooding in the last 5 years
• Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:

Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

BERRYMANS

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