



5 Bulls Row,, Wellington TA21 8BQ  
£215,000

GIBBINS RICHARDS   
Making home moves happen



**\*\*NO ONWARD CHAIN\*\*** Charming and unique, this two-bedroom cottage is ideally nestled in a quiet spot near the town centre. Full of character, the home boasts a delightful roof garden, off-street parking for two cars, and plenty of distinctive features throughout. The home requires refurbishment, but offers exceptional potential to any purchaser. Energy Rating: D-60

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

Bull's Row is a quiet residential street just off the town centre, and is made up of several different types of cottage. It is excellently placed to benefit from all the local amenities yet still enjoy the peaceful and tranquil position away from the main road.

An end of terrace period cottage

No onward chain

Reduced to reflect works required

Exceptional potential

Two reception rooms, kitchen/diner, utility & downstairs WC

Parking and two good sized store sheds

Character features and log burner

Gas central heating and double glazing

Close to town centre's amenities

Roof terrace







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## ACCOMMODATION

Entrance Porch

Sitting Room 16' 8" x 11' 10" (5.08m x 3.60m)

Kitchen / Dining Room 11' 7" x 11' 7" (3.53m x 3.53m)

Family Room 13' 7" x 10' 0" (4.14m x 3.05m)

Cloakroom 4' 2" x 4' 3" (1.27m x 1.29m)

First Floor Landing

Shower Room 6' 11" x 5' 10" (2.11m x 1.78m)

Bedroom One 11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom Two 9' 6" x 8' 11" (2.89m x 2.72m)

Roof Terrace Garden 17' 7" x 11' 5" (5.36m x 3.48m)

## OUTSIDE

To the front of the property is an enclosed gated area offering parking and an outside space also providing access to useful outbuildings.



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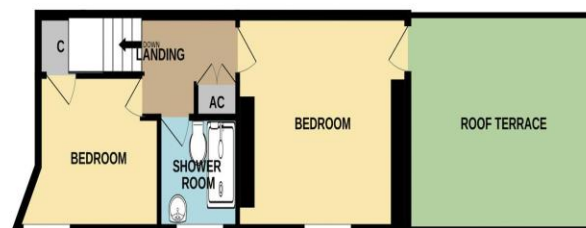
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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.



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