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Flat 7, 52 High Street



Wellington Town Centre | M5 (J26) 1.1 mile  
| Taunton 6.4 miles

## A well presented Grade II listed two-bedroom flat in the heart of Wellington's town centre.

- Two Bedroom Flat
- Kitchen
- Sitting Room
- Family Bathroom
- Town Centre Location
- Investment Opportunity
- Leasehold/Share of Freehold
- Council Tax A

Guide Price £125,000

### SITUATION

Located on Wellington's High Street, the property enjoys a prime town-centre position with a wide selection of shopping, leisure, and educational facilities close at hand, as well as convenient access to the M5 motorway. The county town of Taunton lies approximately 6 miles away, offering an even broader range of amenities along with a mainline rail service to London Paddington.

### DESCRIPTION

A well presented two-bedroom flat, perfectly positioned on Wellington High Street. This charming property offers two well-proportioned bedrooms, kitchen, sitting room, and a family bathroom. The property is being offered for sale with tenants in situ and the current rent is £800 per calendar month.

### ACCOMMODATION

The main communal door opens into a spacious hallway with stairs leading to the first floor. The flat is accessed via a private entrance, where stairs with built-in storage rise to the second-floor landing. From here, you'll find the kitchen, sitting room, two bedrooms, and a family bathroom. The kitchen features shaker-style wall and base units with worktops over, a stainless steel sink, and a rear-facing window. The sitting room benefits from Velux windows, creating a bright and airy space. Bedroom one is a generous double with a rear aspect window, offering plenty of character. Bedroom two is a smaller double with a Velux window to the front of the property. The family bathroom includes a WC, wash basin, and a bath with shower over.

### SERVICES

The management company is Lewis Associates, service charge is £85pcm. Mains drainage, electricity and water. Mobile coverage is good outdoor and in-home with EE, O2, Three and Vodafone (Ofcom). This property benefits from Ultrafast broadband (Ofcom).

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From Stags Wellington office head South-East towards Taunton and the property can be found on your right.

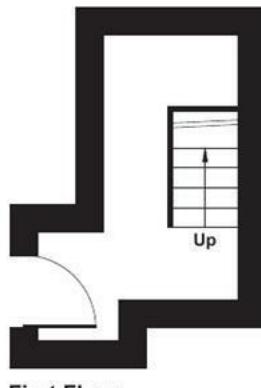
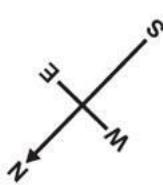
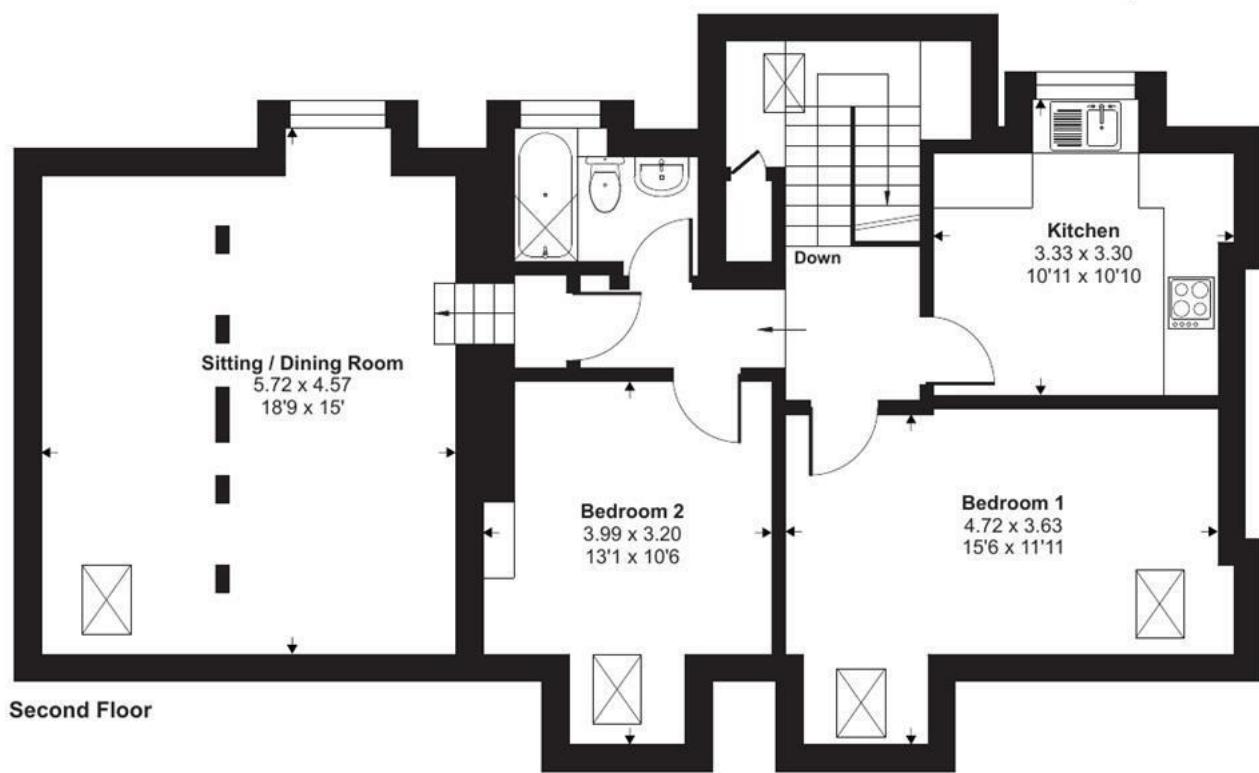
### LETTING

If you are considering investing in a Buy To Let or letting another property, and require advice on general lettings information, then please contact a member of our lettings team on 01823 662234 or [rentals.wellington@stags.co.uk](mailto:rentals.wellington@stags.co.uk).



Approximate Area = 903 sq ft / 83.9 sq m

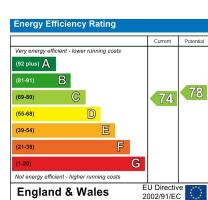
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.

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