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Flat 7, 52 High Street

Flat 7, 52, High Street, Wellington, Somerset TA21 8RD



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

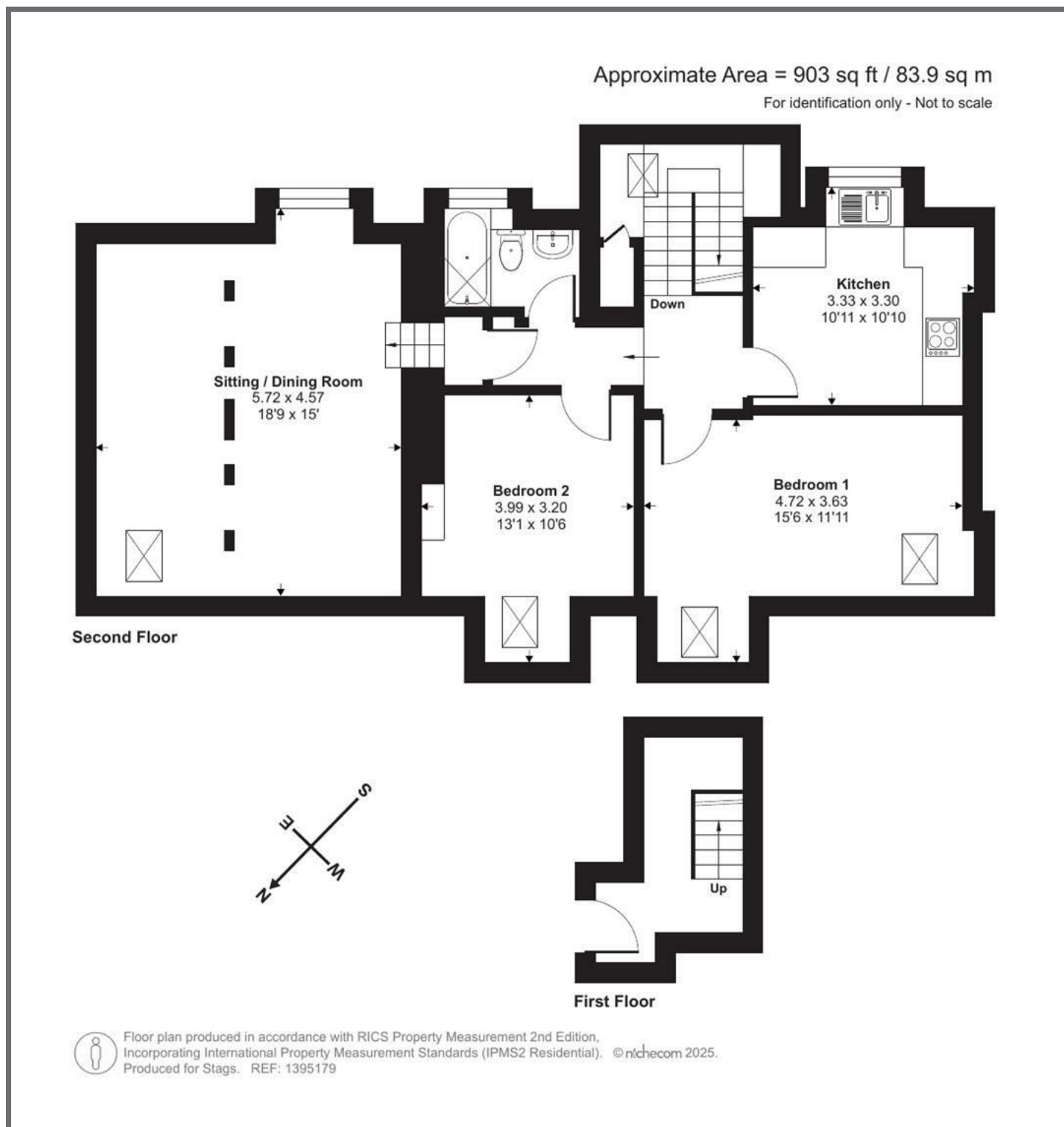
From Stags Wellington office head South-East towards Taunton and the property can be found on your right.

### LETTING

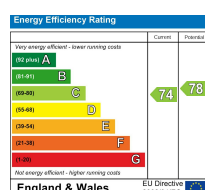
If you are considering investing in a Buy To Let or letting another property, and require advice on general lettings information, then please contact a member of our lettings team on 01823 662234 or [rentals.wellington@stags.co.uk](mailto:rentals.wellington@stags.co.uk).







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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