



GIBBINS RICHARDS 
Making home moves happen

110 Mantle Street, Wellington TA21 8BD
Offers in the Region Of £225,000

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No onward chain/ Three floors/ Allocated parking

A beautifully presented four-bedroom terraced home, ideally positioned within easy reach of the High Street. This charming property combines generous accommodation, modern features, and a highly convenient location, making it perfect for families, first-time buyers, or investors alike. From the front, it appears as a traditional terraced home, yet once inside, the space and versatility become immediately apparent. The property offers a thoughtful layout arranged over three floors.

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

Located within walking distance of Wellington's bustling High Street, local schools, supermarkets, and transport links, this property combines the charm of a traditional home with the practicality of modern living. Excellent access to the A38 and M5 also makes it ideal for those commuting to Taunton, Exeter, or further afield.

Approx 1209sq.ft./112.4 sq.m

No onward chain

Spacious property

Convenient to the town centre, school, cinema & medical centre

Allocated parking

Courtyard garden

Modern bathroom

Sitting room, dining room, kitchen and downstairs WC

UPVC double glazing and gas central heating





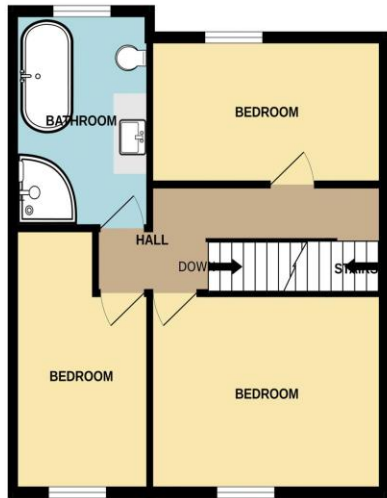
Living Room	10' 4" x 9' 11" (3.16m x 3.03m)
Dining Room	13' 5" x 10' 0" (4.08m x 3.04m)
Kitchen	14' 1" x 9' 6" (4.3m x 2.89m)
Downstairs WC	5' 11" x 3' 0" (1.8m x 0.92m)
Bedroom One	13' 9" x 10' 2" (4.2m x 3.1m)
Bedroom Two (Back bedroom)	12' 10" x 6' 11" (3.92m x 2.1m)
Bedroom Three	13' 1" x 7' 10" (4m x 2.4m)
Loft Room (Landing Space)	13' 3" x 11' 3" (4.04m x 3.42m) Restricted head height
Bedroom Four	18' 4" x 7' 10" (5.6m x 2.4m) Restricted head height
Bathroom	10' 10" x 6' 11" (3.3m x 2.1m) Large bath & shower cubicle
Outside	The property enjoys a small, low-maintenance courtyard garden. To the rear, there is allocated parking for one car, a valuable feature so close to the town centre.



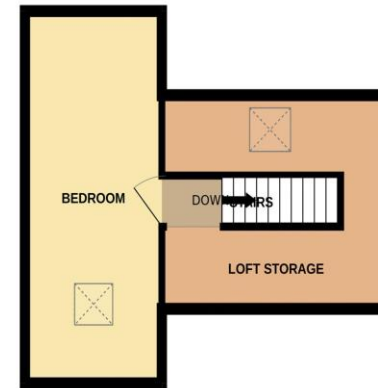
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 £40 + VAT (£48) 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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