

for sale

guide price **£120,000**



Mantle Street Wellington TA21 8BB

Connells are delighted to present this **CHARMING** two double bedroom **VICTORIAN TERRACED** home, perfectly positioned in the heart of Wellington's popular town centre. Brimming with **CHARACTER**, it features exposed beams and is just a minute's walk from shops, medical facilities and leisure amenities.



Mantle Street Wellington TA21 8BB

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to

know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Door

Leading to...

Lounge



9' 1" x 11' 5" (2.77m x 3.48m)

A bright and welcoming lounge with a clean, neutral palette and wood-effect flooring throughout. Natural light pours in from the front uPVC door with glazed panel and a good size double-glazed front facing window. Charming chimney-breast alcove ideal for a low cabinet, media kit or display, adding character and handy extra storage without taking up floor space. The room connects neatly to the dining room and the staircase to the first floor, creating a practical, easy-living layout.

Dining Room

9' 1" x 11' 2" (2.77m x 3.40m)

A well-proportioned dining room with neutral décor and wood-effect flooring ideal for family meals and entertaining. A good-size frosted double-glazed window brings in plenty of light, while a charming feature fireplace creates a focal point. A handy under-stairs cupboard provides valuable storage. Door leading into...

Kitchen

9' 9" x 12' 8" (2.97m x 3.86m)

Smart, well-appointed galley kitchen with white Shaker-style units, stone-effect worktops and mosaic splashbacks. Easy-care ceramic tiled floor and a stainless-steel sink beneath a double-glazed window, with an exposed ceiling beam adding period character. The room benefits from a double oven with a gas hob and cooker hood above, plumbing/space for a washing machine and fridge/freezer. Doors lead to the outside shed and to the cloakroom.

Cloakroom

Ground-floor cloakroom fitted with a WC and wall-mounted hand basin. Finished with practical wall paneling and wood-effect flooring, with an obscure-glazed window, radiator, and useful mirrored cabinet/shelving for storage.

First Floor Landing

The first-floor landing provides access to the loft which is

boarded, a convenient storage cupboard, and doors leading to...

Bedroom One

9' 2" x 11' 5" (2.79m x 3.48m)

A generous double bedroom with neutral décor, a small frosted window bringing in natural light, and a radiator for year-round comfort. Door leading into...

Utility / Dressing Room

Versatile utility/dressing room with neutral décor and wood-effect flooring. Exceptionally bright thanks to a Velux roof window plus a double-glazed window. The room benefits from a radiator for year-round comfort. Perfect as a dressing area, compact home office or hobby room. Door leading into..

Bathroom

Spacious, period-style suite with a classic roll-top bath, separate glazed enclosure with electric shower, traditional high-level WC and vanity wash basin. Finished with white tiled walls and wood-effect flooring, plus useful built-in cupboards. Hatch to a small loft space, recently insulated for additional storage.

Bedroom Two

9' 2" x 11' 2" (2.79m x 3.40m)

Neutrally decorated double bedroom enjoying good natural light from a front-facing window. Includes a radiator, integrated storage and a handy loft-access hatch ideal for extra storage.

Outside

Front Garden

Neat, low-maintenance front garden enclosed by a low brick wall and railings. A path leads to the uPVC front door beneath an attractive arched canopy, with planted borders and space for pots adding kerb appeal and scope to personalise





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN313120 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/TTN313120



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk