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21a South Street

21a, South Street, Wellington, Somerset TA21 8NR



Wellington Town Centre Location - Taunton  
Approximately 6.5 Miles

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## Investment Opportunity / Or Personal Use. 2 Flats in the heart of Wellington.

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- Investment Opportunity / Or Personal Use
- 2 Bedroom Flat
- 1 Bedroom Flat
- Town Centre Location
- Potential rent income of £1550pcm
- Council Tax Band A
- Leasehold
- Peppercorn Rent
- 965 Years Remaining

Guide Price £199,950



### SITUATION

Wellington is situated just off Junction 26 of the M5 Motorway and is an attractive Somerset town located between the River Tone and the Blackdown Hills currently with a population of some 14,000 which is anticipated to grow significantly in the years to come. There is a good range of shops, schools, businesses and sports centre. The town also acts as a dormitory town for Taunton and Exeter. This property is situated along South Street amongst a mixture of local shops and residential property.

### DESCRIPTION

Situated above a shop in Wellington with access to the staircase which gives access to both flats. The upper flat is arranged over 2 floors with sitting room, kitchen, 2 bedrooms and a shower room and the lower flat is situated on the first floor with 1 bedroom with en-suite shower, sitting/dining room with kitchenette.

### LOWER FLAT

Access is from the ground floor via a set of stairs and comprises a bedroom with en suite shower and large sitting/dining room with an adjacent kitchenette.

### UPPER FLAT

The upper flat is accessed to the rear via a stairway and internal stairs into the flat on the second floor, The accommodation comprises; Bedroom 1 overlooking the front of the property, night storage heater. Bedroom 2 overlooking the rear of the property with night storage heater. Wet room with low level WC and wash hand basin. Stairs leading up to the third floor with

Kitchen/diner with a range of units with laminate worksurface over, stainless steel sink, space and plumbing for a washing machine, cooker and fridge freezer and feature oak beams.

### SERVICES

Mains electric and water connected. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside & outside with EE, O2, Vodafone (Ofcom). Low Flood Risk (Gov.co.uk).

### VIEWINGS

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

### DIRECTIONS

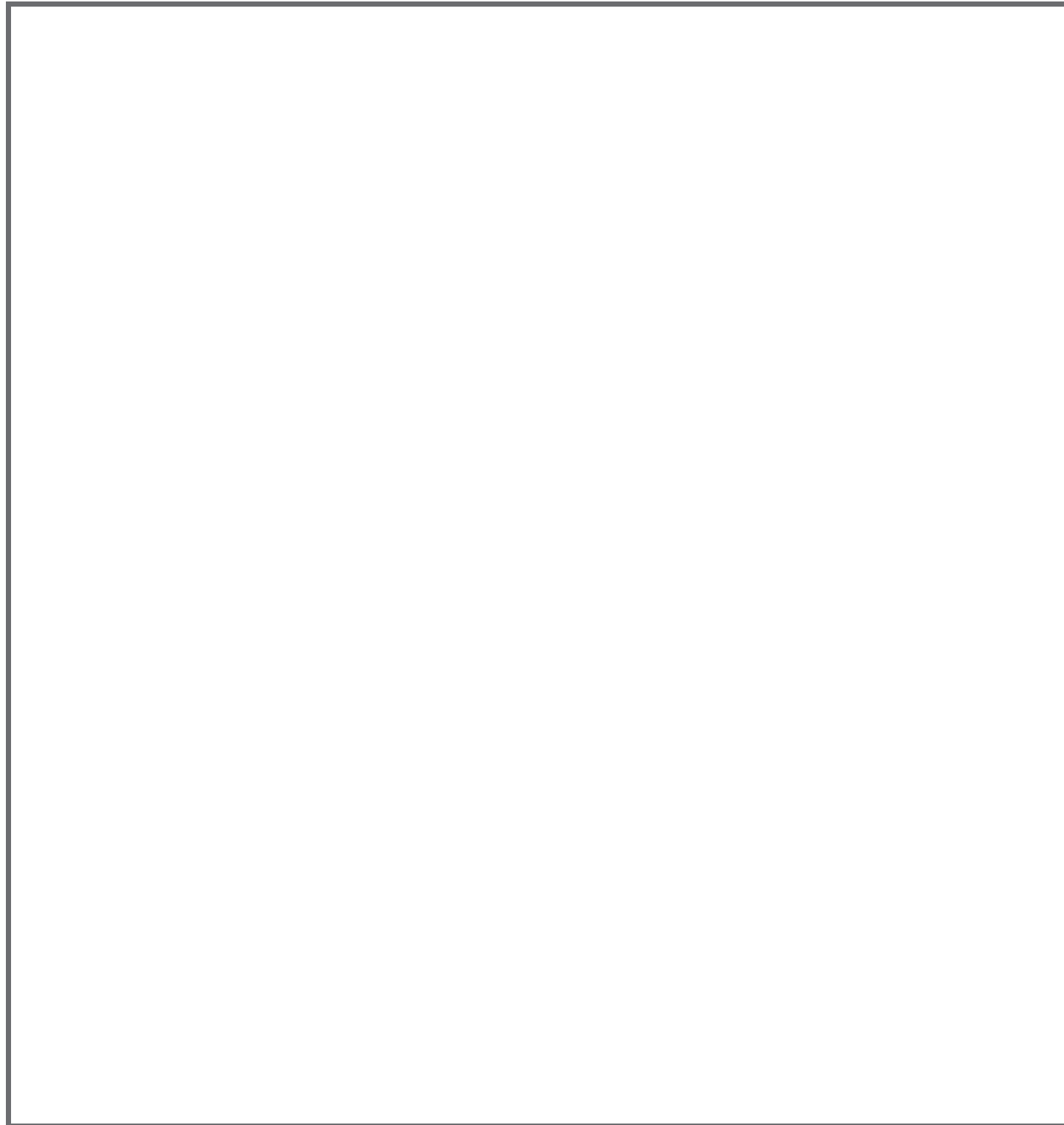
From the centre of Wellington with Stags office on your right, turn left into South Street at the traffic lights. Continue along the road for approximately 80 yards. On the left hand side you will find Sarah Hodge the hair salon, go through the path to the left hand side where you will find the stairs and entrance to the property.

### LETTING INFORMATION

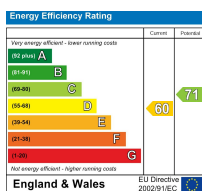
Expected rental income of £1550pcm. For more information on achievable market rental figures for these flats, please contact our lettings branch on 01823 447355.



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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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