



Flat 3, The Mansion House



Town Centre location | M5 (J26) 3 miles |
Taunton 8 miles

A first-floor flat set within a charming period property, conveniently located just a short walk from Wellington town centre.

- Two Bedroom Apartment
- Bathroom
- Spacious Sitting Room
- Kitchen/Diner
- Garden
- Two Parking Spaces
- Gas Heating
- Leasehold
- Council Tax A

SITUATION

This well presented apartment which has been tastefully modernised in recent years, conveniently situated within approximately 0.3 miles of Wellington town centre, which offers an excellent range of shopping, recreational and educational facilities. The M5 motorway is easily accessible within about 2.5 miles, whilst the County Town of Taunton lies approximately 6.8 miles distant, providing a further comprehensive selection of amenities together with a mainline rail link to London Paddington.

DESCRIPTION

Flat 3 occupies an elevated first-floor position within a beautiful period building and offers well-presented accommodation comprising a sitting room, recently refitted kitchen and bathroom, and two generous double bedrooms. Outside is garden and two allocated parking spaces. Internal inspection is recommended.

ACCOMMODATION

Solid front door into communal entrance hall with stairs to first floor. Door to private entrance hall with access to all rooms. The kitchen features matching wall and base units with worktop over and a sink unit. The sitting room is a light dual aspect room with windows to front and rear and an electric fireplace. There are two bedrooms both generous doubles, each enjoying dual-aspect windows. Family bathroom, which includes a W/C, a vanity unit with inset wash basin, and a bath with shower over.

OUTSIDE

Approached on foot from Courtland Road the property benefits from a small lawned garden to the rear, ideal for sitting out and enjoying the southerly facing aspect, whilst to the front are two allocated parking spaces side by side.

AGENTS NOTE

999 year lease commenced 1st March 2006. Due to a restriction in the lease this property cannot be let out and is only available to owner occupiers.

SERVICES

All mains services. This property has monthly charges of £100.00 to cover building insurance, Mobile coverage is good outdoor and in-home with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property benefits from Ultrafast broadband (Ofcom).

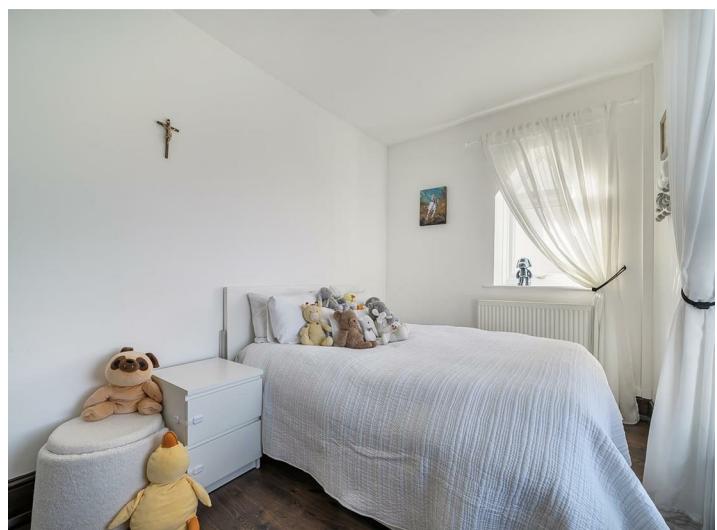
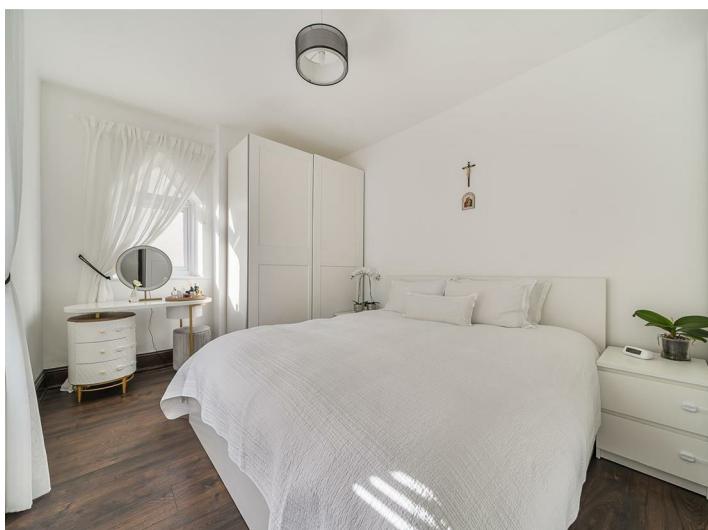
VIEWINGS

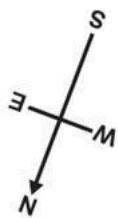
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From the Wellington office, proceed right onto North Street and continue for approximately 0.2 miles. Turn left after the zebra crossing, where the property will be found after about 360 feet on the left-hand side.

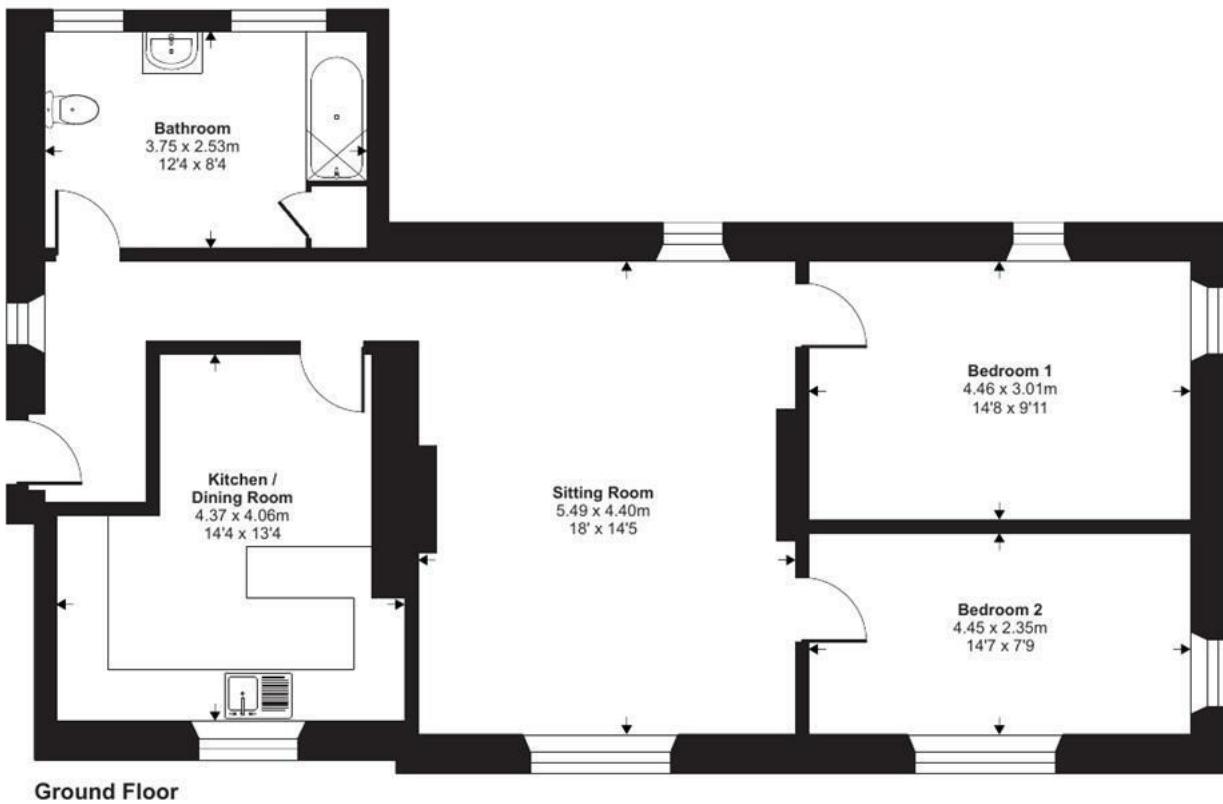
Guide Price £195,000





Approximate Area = 888 sq ft / 82.4 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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A1 plus A		
A1 (91)		
B (89-86)		
C (85-84)		
D (83-82)		
E (81-80)		
F (79-78)		
G (77-76)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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