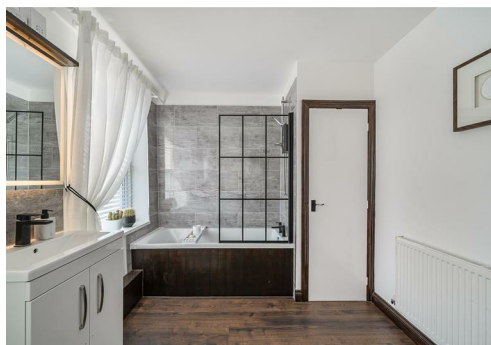




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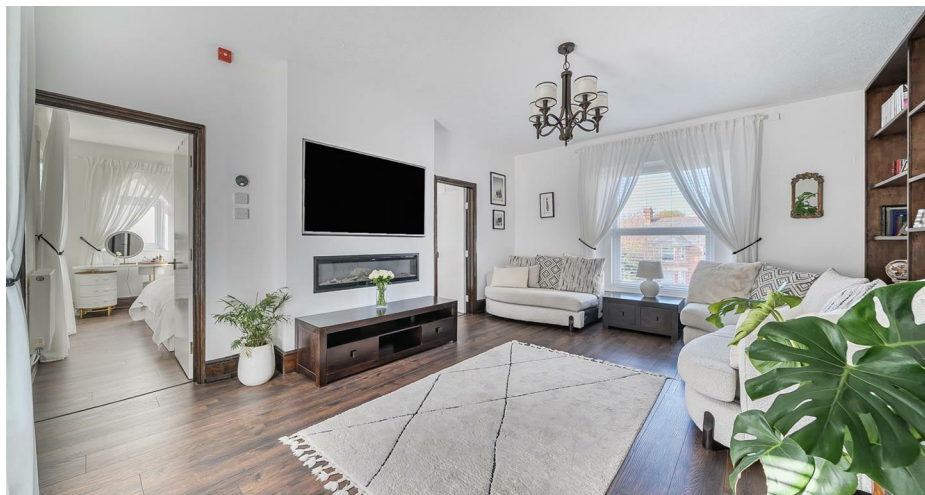
Flat 3, The Mansion House



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







Cornwall | Devon | Somerset | Dorset | London