



GIBBINS RICHARDS 
Making home moves happen

13 Mantle Street, Wellington TA21 8AX
£199,950

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No onward chain/Victorian terrace/Cellar

A fantastic investment opportunity or ideal first-time purchase. This generous Victorian end-terrace home offers superb potential for any prospective buyer. The spacious layout includes two well-proportioned reception rooms on the ground floor, a kitchen, and a convenient shower room. Upstairs, you'll find two double bedrooms on the first floor, with a further bedroom created via a loft conversion on the second floor. The property also benefits from a cellar at lower-ground level, providing valuable additional storage or scope for future use.

Tenure: Freehold / Energy Rating: D / Council Tax Band: Awaiting banding

The property is located just a stone's throw away from the High Street in Wellington's town centre, providing easy access to all amenities, public services and local schools.

Approx 1394 sq.ft./ 129.5 sq.m.

No onward chain

Excellent investment/ first time purchasers

Huge potential

Sizeable property

Loft conversion and cellar

End of terrace

Gas central heating



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Accommodation

| | |
|---------------|--|
| Entrance Hall | 26' 0" x 2' 11" (7.92m x 0.89m) |
| Kitchen | 10' 11" x 9' 1" (3.32m x 2.77m) |
| Shower Room | 9' 0" x 4' 4" (2.74m x 1.32m) |
| Dining Room | 12' 0" x 10' 0" (3.65m x 3.05m) At the widest point, with stairs leading to cellar |
| Lounge | 12' 9" x 11' 6" (3.88m x 3.50m) |
| Cellar | 25' 0" x 14' 10" (7.61m x 4.52m) At the widest point |
| Main Bedroom | 13' 3" x 11' 7" (4.04m x 3.53m) |
| Bedroom Two | 10' 2" x 10' 2" (3.10m x 3.10m) With built in storage and stairs leading to bedroom 3 / loft conversion |
| Bedroom Three | 14' 9" x 13' 0" (4.49m x 3.96m) With reduced head height, eave storage |





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.
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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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