4 North Street, Wellington TA21 8LT

£200,000

GIBBINS RICHARDS

Making home moves happen

No onward chain / Central location / Three bedrooms

A three-bedroom terraced house located in the heart of Wellington town centre, offering well-proportioned accommodation over three floors. The property features a living room, kitchen/diner, downstairs bathroom, and an enclosed rear courtyard, with three good-sized bedrooms and WC upstairs. In need of modernisation, it presents excellent potential in a highly convenient central location close to shops, amenities, and transport links.

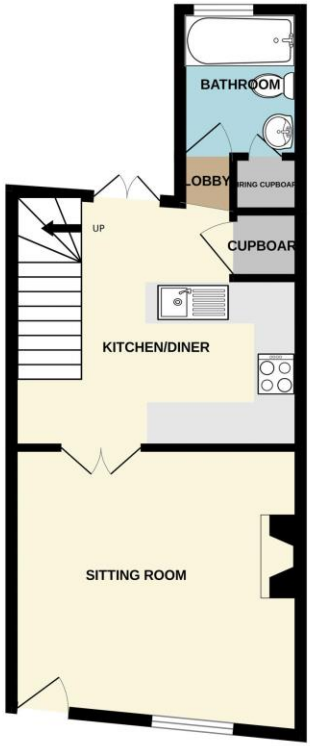
Tenure: Freehold / Energy Rating: E / Council Tax Band: B

Located in the very heart of Wellington town centre, this three-bedroom terraced house offers a fantastic opportunity for buyers seeking a well-positioned property with plenty of potential. The accommodation is arranged over two floors and is well proportioned throughout. The ground floor comprises a welcoming living room, a spacious kitchen/diner with ample room for cooking and dining, and a downstairs bathroom. To the rear of the property is an enclosed courtyard, providing a private and low-maintenance outdoor space. Upstairs, the first floor offers two good-sized bedrooms along with a convenient WC, while a further bedroom is located on the top floor and benefits from generous eaves storage. The bedrooms provide flexible accommodation suitable for family living, guests, or home working, with a well-arranged layout allowing all rooms to be accessed from the landing. Although the property would benefit from modernisation, it presents an excellent opportunity to create a lovely home tailored to individual tastes. Situated within easy walking distance of Wellington's shops, amenities, and transport links, this property is ideally suited to first-time buyers, investors, or those looking to secure a central location with strong potential.

Approx 1051 sq.ft / 97 sq.m
No onward chain
Three bedroom house
In need of modernisation
Central location in the heart of Wellington
Separate WC on the 1st floor
Easy to maintain outside space

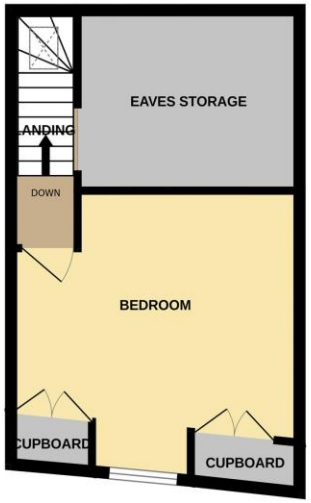
Accommodation	
Sitting Room	14' 0'' x 13' 9'' (4.26m x 4.19m)
Kitchen/ Diner	14' 1'' x 12' 3'' (4.29m x 3.73m)
Bathroom	7' 0'' x 5' 10'' (2.13m x 1.78m)
Bedroom	14' 1'' x 13' 3'' (4.29m x 4.04m)
Bedroom	9' 6'' x 8' 10'' (2.89m x 2.69m)
Bedroom	14' 0'' x 13' 10'' (4.26m x 4.21m)
Outside	Courtyard Garden

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

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.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
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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