



Flat 7 Weare House, Thomas Fox Road, Tonedale, Wellington TA21 0DQ

£139,950

GIBBINS RICHARDS 
Making home moves happen

Ground floor flat/ Private entrance/Shower room

A stunning ground-floor one-bedroom apartment, set within a modern purpose-built development by Strongvox in the popular Tonedale area of Wellington. The property offers light and airy accommodation throughout and benefits from its own private entrance, leading into a separate entrance hall and a spacious lounge/kitchen. There is also a generous double bedroom with built-in wardrobe and a modern contemporary shower room. Allocated off-road parking is located just metres from the property, with additional visitors' parking available, as well as shared lawned areas to the front and rear. The development also provides a communal bin store and a secure bike shed for residents' use. **NO ONWARD CHAIN.**

Tenure: Share of Freehold / Energy Rating: B / Council Tax Band: A

Wellington is a thriving market town nestled at the foot of the beautiful Blackdown Hills, an Area of Outstanding Natural Beauty. The town offers an excellent range of local amenities, including independent shops, cafés, supermarkets, leisure facilities and well-regarded schools. Strong transport links provide easy access to the M5 and nearby towns such as Taunton, while regular bus services connect the surrounding villages. With its welcoming community, attractive countryside walks and rich local heritage, Wellington remains a highly sought-after place to live.

Approx. 376 sq.ft/ 34.9 sq.m.

No onward chain

Ground floor apartment

Immaculate condition throughout

Modern contemporary kitchen & bathroom

Private entrance

Off road parking

Bike shed and bin storage

Ideal investment. first time purchase or downsize potential





Accommodation

Entrance Hall

Living Area 12' 4" x 10' 5" (3.76m x 3.17m)

Kitchen Area 12' 3" x 5' 6" (3.73m x 1.68m)

Bedroom 10' 3" x 10' 3" (3.12m x 3.12m)
With built in wardrobe

Shower Room 6' 8" x 4' 10" (2.03m x 1.47m)
Walk-in shower

Outside

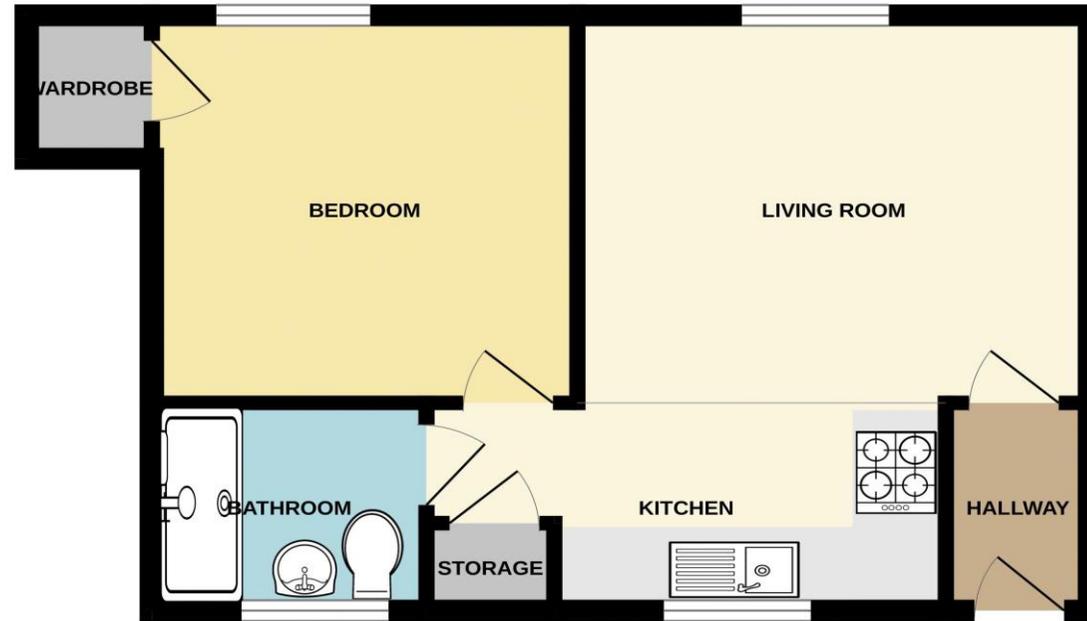
Allocated parking space, with additional visitors parking. A shared lawn, plus bike shed and bin store.

AGENTS NOTE

Due to the property being a share of the freehold there is no yearly ground rent as a result. There is a service / maintenance charge which totalled £1,127.25 in the year of 2024-2025, to account for the upkeep of the communal areas, parking areas and buildings insurance. Greenslade Taylor Hunt are the acting management company.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 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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