

for sale

offers over

£160,000



Mantle Street Wellington TA21 8BB

Connells are delighted to present this CHARMING two double bedroom VICTORIAN TERRACED home, perfectly positioned in the heart of Wellington's popular town centre. Brimming with CHARACTER, it features exposed beams and is just a minute's walk from shops, medical facilities and leisure amenities.



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# Mantle Street Wellington TA21 8BB

## Front Door

Leading to...

## Lounge

9' 1" x 11' 5" ( 2.77m x 3.48m )

A bright and welcoming lounge with a clean, neutral palette and wood-effect flooring throughout. Natural light pours in from the front uPVC door with glazed panel and a good size double-glazed front facing window. Charming chimney-breast alcove ideal for a low cabinet, media kit or display, adding character and handy extra storage without taking up floor space. The room connects neatly to the dining room and the staircase to the first floor, creating a practical, easy-living layout.

## Dining Room

9' 1" x 11' 2" ( 2.77m x 3.40m )

A well-proportioned dining room with neutral décor and wood-effect flooring ideal for family meals and entertaining. A good-size frosted double-glazed window brings in plenty of light, while a charming feature fireplace creates a focal point. A handy under-stairs cupboard provides valuable storage. Door leading into...

## Kitchen

9' 9" x 12' 8" ( 2.97m x 3.86m )

Smart, well-appointed galley kitchen with white Shaker-style units, stone-effect worktops and mosaic splashbacks. Easy-care ceramic tiled floor and a stainless-steel sink beneath a double-glazed window, with an exposed ceiling beam adding period character. The room benefits from a double oven with a gas hob and cooker hood above, plumbing/space for a washing machine and fridge/freezer. Doors lead to the outside shed and to the cloakroom.



## Cloakroom

Ground-floor cloakroom fitted with a WC and wall-mounted hand basin. Finished with practical wall paneling and wood-effect flooring, with an obscure-glazed window, radiator, and useful mirrored cabinet/shelving for storage.

9' 2" x 11' 2" ( 2.79m x 3.40m )

Neutrally decorated double bedroom enjoying good natural light from a front-facing window. Includes a radiator, integrated storage and a handy loft-access hatch ideal for extra storage.

## First Floor Landing

The first-floor landing provides access to the loft which is boarded, a convenient storage cupboard, and doors leading to...

## Bedroom One

9' 2" x 11' 5" ( 2.79m x 3.48m )

A generous double bedroom with neutral décor, a small frosted window bringing in natural light, and a radiator for year-round comfort. Door leading into...

## Utility / Dressing Room

Versatile utility/dressing room with neutral décor and wood-effect flooring. Exceptionally bright thanks to a Velux roof window plus a double-glazed window. The room benefits from a radiator for year-round comfort. Perfect as a dressing area, compact home office or hobby room. Door leading into..

## Bathroom

Spacious, period-style suite with a classic roll-top bath, separate glazed enclosure with electric shower, traditional high-level WC and vanity wash basin. Finished with white tiled walls and wood-effect flooring, plus useful built-in cupboards. Hatch to a small loft space, recently insulated for additional storage.

## Bedroom Two

## Outside

## Front Garden

Neat, low-maintenance front garden enclosed by a low brick wall and railings. A path leads to the uPVC front door beneath an attractive arched canopy, with planted borders and space for pots adding kerb appeal and scope to personalise

## Shed

Practical outside shed located at the rear of the property, accessed directly from the kitchen door. Ideal for storing everyday essentials keeping the home clutter-free.

## Lettings

For any advice on this property or any other investment opportunities, please contact our experienced lettings team, who aim to get the best tenants at the best price.

Our comprehensive and competitive management and lettings services can be tailored to fit your needs.





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Property Ref: TTN313120 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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