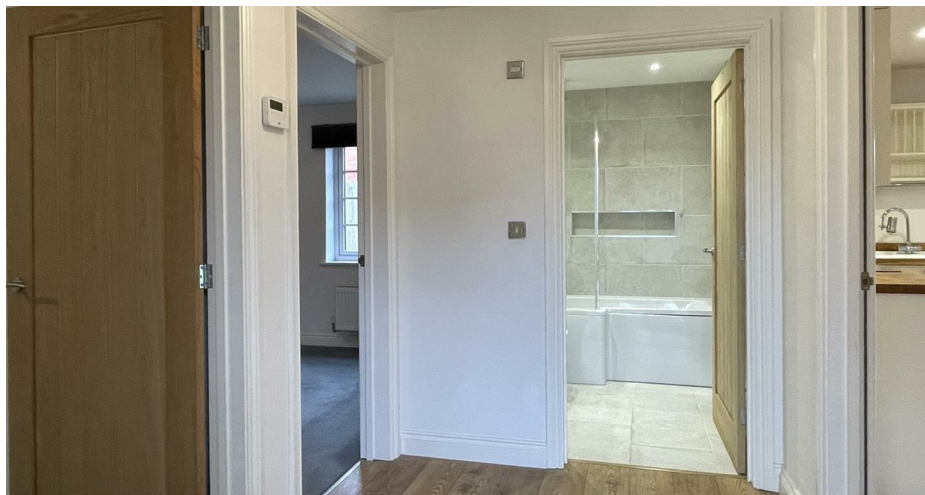




2 St. Johns Place

2 St. Johns Place, Victoria Street, Wellington, TA21 8HR



Town Centre location / M5 (J26) 3 miles /
Taunton 8 miles

An individual two bedroom
conversion, providing
accommodation on one level with
enclosed garden and off road parking.

- Two Bedrooms
- Bathroom
- Open Plan Kitchen / Living Room
- Enclosed Garden
- Off Road Parking
- Short walk to town centre
- No onward chain
- Freehold
- Council Tax A
- EPC Band D

Guide Price £239,950

SITUATION

The former St Johns Ambulance station in Victoria Street is a unique development and has been sympathetically converted to provide two apartments and an attached single story dwelling, each providing modern and spacious accommodation while retaining original features and appearance of this local landmark building.

DESCRIPTION

A well presented modern 2 double bedroom single story property, in this tucked away, but central location. Comprising a open plan kitchen/living room, family bathroom, enclosed garden and off road parking. Offered for sale with no onward chain.

ACCOMODATION

Entrance hallway with cupboard and plumbing for washing machine. Door to the open plan kitchen/living room with matching wall and base units, with wooden work tops over, integrated dishwasher and oven with hob and extractor fan over, space for fridge/freezer, dual aspect window to front and doors to the garden.

There are two double bedrooms with the master having built in wardrobes along one wall. Bathroom with modern white suite comprising of bath with shower over and shower screen, Wc and wash hand basin and extensive tiling and large mirror.

OUTSIDE

The property is approached via a private gravel path, with railings, leading to the front door. To the rear is an enclosed

area with further area of gravel, patio, area for bin store and access to side. Off road parking space to front.

SERVICES

All mains services. This property has the benefit of ultrafast broadband(Ofcom). Mobile coverage likely inside & outside with EE. Limited inside and outside with Three, 02, Vodafone(Ofcom). On the Gov.uk website the report shows that the surface water flood risk is high <https://check-long-term-flood-risk.service.gov.uk/risk#> , although in the owners tenure they have have not experienced any problems.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From our office in High Street, turn right onto North Street for approximately 0.3 mile and taking the first turning right into Victoria Street, continue along for about 150 yards and the property will be found on the left hand side.



Approximate Gross Internal Area = 60.0 sq m / 646 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160120)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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