

Aspin Close,WELLINGTON TA21 9EQ

fox & sons

welcome to

Aspin Close, WELLINGTON

Fox & Sons are pleased to bring to the market this well-presented two-bedroom mid-terrace home, available on a 40% Shared Ownership basis. Early interest is expected, so contact our office today to arrange your viewing.

Introducing Aspin Close, a well-presented two double-bedroom shared ownership home, situated on the eastern fringes of Wellington.

The accommodation comprises an entrance hall leading to a front-facing kitchen/diner, while to the rear is a spacious lounge with access to the private rear garden. The ground floor also benefits from a convenient WC. Upstairs, there are two double bedrooms and a shower room.

Externally, the property enjoys a secluded paved rear garden with gated access, along with two allocated parking spaces.

Wellington is a charming Somerset town, renowned for its rich history, attractive architecture and strong community spirit. Surrounded by beautiful countryside and located just a short distance from the Blackdown Hills, it offers the perfect balance of rural living and modern convenience.

Please note: An Anti-Money Laundering (AML) fee is payable by the purchaser upon acceptance of an offer to cover the cost of identity and AML checks. Once completed, this fee is non-refundable, regardless of whether the purchase proceeds.

Hall
Radiator.

Cloakroom
Wash hand basin, WC, radiator, lino flooring.

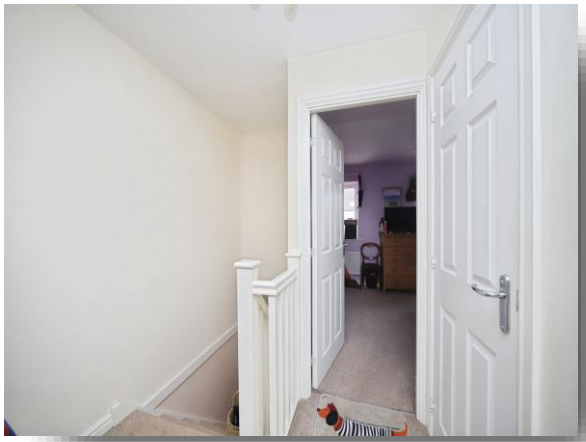
Lounge
Double glazed window. Lino. Radiator. Rear Door.

Kitchen/Diner
Electric oven, gas hob, lino flooring, radiator.









Landing
Stairs from ground floor. Airing cupboard.

Bedroom One
Two double glazed windows. Large storage cupboard. Carpet. Two radiators.

Bedroom Two
Two double glazed windows. Carpet. Radiator.

Bathroom
Wash hand basin, WC, bath with shower over, radiator, lino flooring.

Loft
Insulated.

Rear Garden
To the rear of the property the is a patio area, gravel and side access.

Parking
Two allocated parking spaces.

Agents Note
Please note this Property is being sold with a 40% share.

It also has restrictions on use as a holiday home, and sub-letting.

This property is currently under shared ownership in conjunction with Abri Housing Association who have criteria for any purchase. The advertised price is for the sellers 40% share. £412.92 per month is paid to the Housing Association as rent for the retained share. Please contact with Abri Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

view this property online fox-and-sons.co.uk/Property/TAU109370

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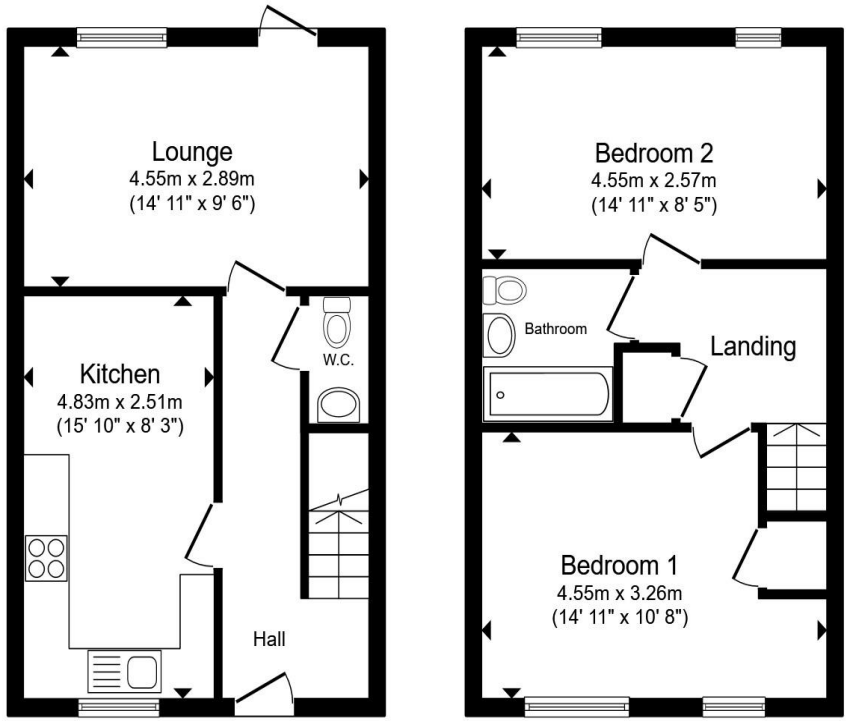
- Two Bedroom Semi Detached House
- Being Sold with 40% Share
- Kitchen/Diner
- Downstairs Cloakroom
- Rear Enclosed Garden

Tenure: Leasehold
EPC Rating: C
Council Tax Band: C
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£84,000



Total floor area 71.2 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
TAU109370 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.