



GIBBINS RICHARDS
Making home moves happen

2 Lucas Court, High Street,, Wellington TA21 8QZ
£165,000

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No chain / Town Centre location / Private Garden

A characterful two-bedroom ground floor apartment situated within a Grade II listed building in the heart of Wellington, benefitting from a private enclosed garden and offered to the market with no onward chain. The property offers well-proportioned accommodation throughout and benefits from a modern fitted kitchen and gas central heating. Ideally positioned within easy reach of Wellington town centre and its range of shops, amenities and transport links, the apartment is likely to appeal to first-time buyers, investors and those looking to downsize.

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

Access is via a side gate leading into the private rear garden and to the apartment's rear entrance. The front door opens into the living room, with the first bedroom located to the rear overlooking the garden. The modern kitchen sits at the centre of the property and leads through to the bathroom, fitted with a bath and overhead shower. A second bedroom is situated to the front of the apartment. An excellent opportunity to acquire a charming apartment with private outdoor space in a convenient town centre location.

Approx. 568 sq.ft / 52.78 sq.m

No onward chain

Charming two bedroom ground floor apartment

Grade II listed building

Excellent first time purchase or investment

Within touching distance of all amenities

Great cosmetic condition throughout

Enclosed rear garden





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Accommodation

Living Room	13' 11" x 12' 4" (4.24m x 3.76m)
Kitchen / Diner	11' 5" x 10' 2" (3.48m x 3.10m) With built in cooker & gas hob
Bedroom One	12' 1" x 8' 3" (3.68m x 2.51m)
Bedroom Two	12' 0" x 7' 1" (3.65m x 2.16m)
Bathroom	7' 10" x 5' 3" (2.39m x 1.60m)

Outside

Enclosed rear garden, laid to both patio and stone chippings.

AGENTS NOTE: The property owns a share of the freehold for the building, which is shared with the above apartment (51 High Street). There is no management company involved, nor any service / maintenance costs. Any remedial works required are split between the two properties.



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GROUND FLOOR



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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