



16A High Street, Wellington TA21 8RA

£180,000

GIBBINS RICHARDS   
Making home moves happen

An extremely spacious three bedroom flat situated in the heart of Wellington's thriving town centre with accommodation over three floors, the flat offers an entrance hall, sitting room, kitchen, two w.c's, shower room, three bedrooms and a useful loft room. To the rear is a south facing balcony and an allocated parking space. A great opportunity for those seeking space, town centre lifestyle and character.

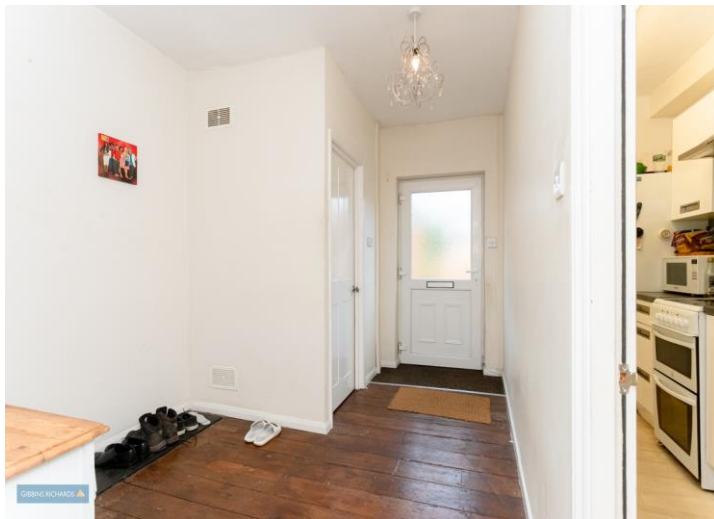
Tenure: Leasehold / Energy Rating: E / Council Tax Band: A

How central would you like to be? With an abundance of shops and services a stone's throw away, this is brilliantly located and will appeal to many.

LARGE THREE BEDROOM FLAT OVER THREE FLOORS  
SITTING ROOM/ DINING AREA AND LOFT ROOM  
TWO SEPARATE WCS, SHOWER ROOM  
PARKING SPACE AND SOUTH FACING SMALL BALCONY AREA  
GAS CENTRAL HEATING  
EXPOSED FLOORBOARDS TO SOME ROOMS  
TOWN CENTRE AMENITIES RIGHT ON THE DOORSTEP  
LEASEHOLD WITH 964 YEARS REMAINING, 60% OUTGOINGS. PEPPERCORN  
GROUND RENT  
CURRENTLY LET AND WOULD MAKE A GREAT BUY TO LET



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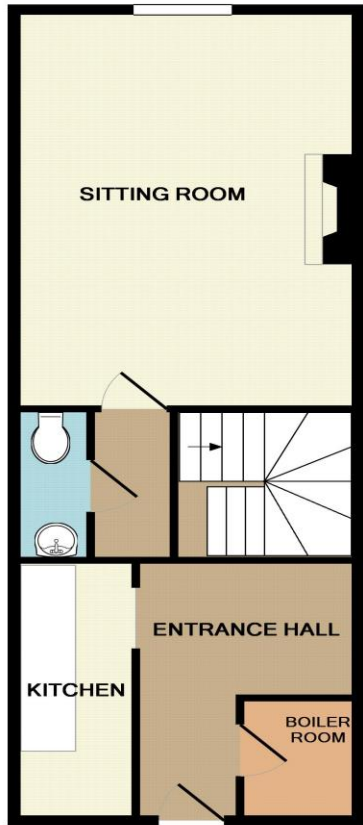


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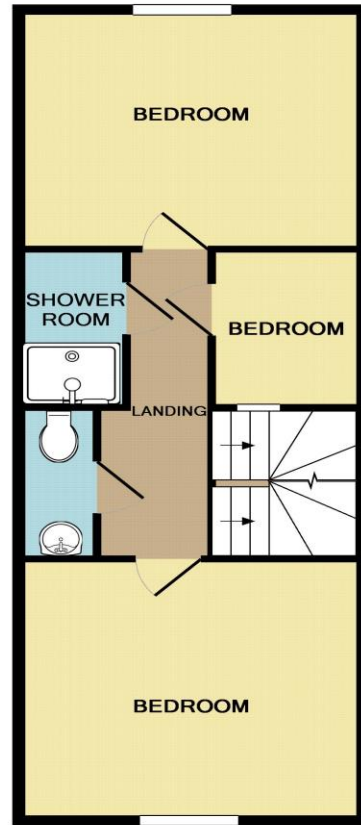


Entrance Hall	Boiler Room.
Kitchen	12' 5" x 4' 6" (3.78m x 1.37m)
Cloakroom	
Sitting Room	19' 0" x 13' 0" (5.79m x 3.96m)
Second floor landing	Stairs to loft useable room
Bedroom One	14' 2" x 12' 6" (4.31m x 3.81m)
Bedroom Two	13' 0" x 11' 5" (3.96m x 3.48m)
Cloakroom	
Shower room	
Study / Bedroom Three	7' 2" x 6' 7" (2.18m x 2.01m)
Loft room	13' 8" x 20' 0" (4.16m x 6.09m)
Allocated Parking Space	
Rear balcony / access steps	

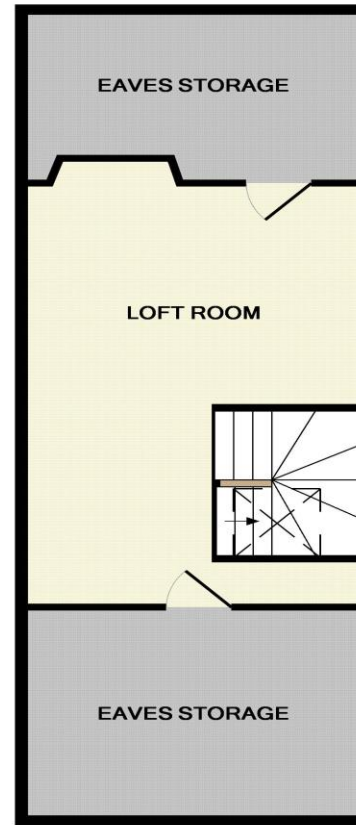




1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1506 SQ.FT. (139.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 £30 + VAT (£36) 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 at our Wellington office, or via BACS transfer.

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