



GIBBINS RICHARDS 

71 Gamlin Close, Wellington, TA21 8FN  
Offers in the Region Of £179,950

GIBBINS RICHARDS   
Making home moves happen

Show home standard! A two bedroom top floor apartment with a high quality finish, situated within this popular modern development within easy access to the town and transport links. Communal gardens and allocated parking.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: B

The property was built as part of 'Phase 3' on the popular Longforth Farm development which provides convenient access to Isambard Kingdom Brunel Primary School as well as the town centre, A38 and M5. Benefitting from the remainder of its 10 year LABC warranty, the property would be well suited to first time buyers looking to take their first step on the ladder, or perhaps an investor or a bolt hole which is in great condition ready to let and with low maintenance. Agents note: As with many new developments an annual estate management service charge of approx. £200 per annum is payable for the upkeep of communal areas. Wellington has a large number of speciality and independent shops from which you can buy a wide range of goods. Local meats, cheeses and other delights are available at Farmers Market which is held every first and third Saturday of the month. There are also several charming pubs and cafes. The town has retained a real sense of community, genuine rural charm and all the convenience of modern living.

**TWO BEDROOM SECOND FLOOR APARTMENT BUILT IN 2021**

**BEAUTIFULLY PRESENTED WITH MANY UPGRADES AND A HIGH QUALITY FINISH**

**OPEN PLAN LIVING ACCOMMODATION WITH JULIET BALCONY**

**EN SUITE TO THE MASTER BEDROOM**

**ALLOCATED PARKING SPACE, COMMUNAL GARDENS AND BIN STORE AREA**

**SECURE ENTRY SYSTEM**

**999 YEAR LEASE FROM 2021 - £90 PCM MANAGEMENT CHARGES**

**CONVENIENT ACCESS TO A38 AND M5**





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## ACCOMMODATION

Communal Security Entrance  
Stairs leading to upper floors. Access to the rear garden.

Entrance Hallway	Storage cupboard.
Bathroom	6' 11" x 5' 6" (2.11m x 1.68m)
Open Plan Living Room / Kitchen	21' 1" x 10' 8" (6.42m x 3.25m)
Juliet Balcony	
Bedroom One	11' 9" x 10' 7" (3.58m x 3.22m)
En-suite	8' 3" x 4' 1" (2.51m x 1.24m)
Bedroom Two	10' 4" x 8' 3" (3.15m x 2.51m)

## OUTSIDE

Approached from Gamlin Close the property provides one allocated off-road parking space in front of the block. A side access path leads to the communal bin store, whilst beyond this a generous south-westerly facing communal garden which provides space to sit out as well as rotary lines for drying washing.



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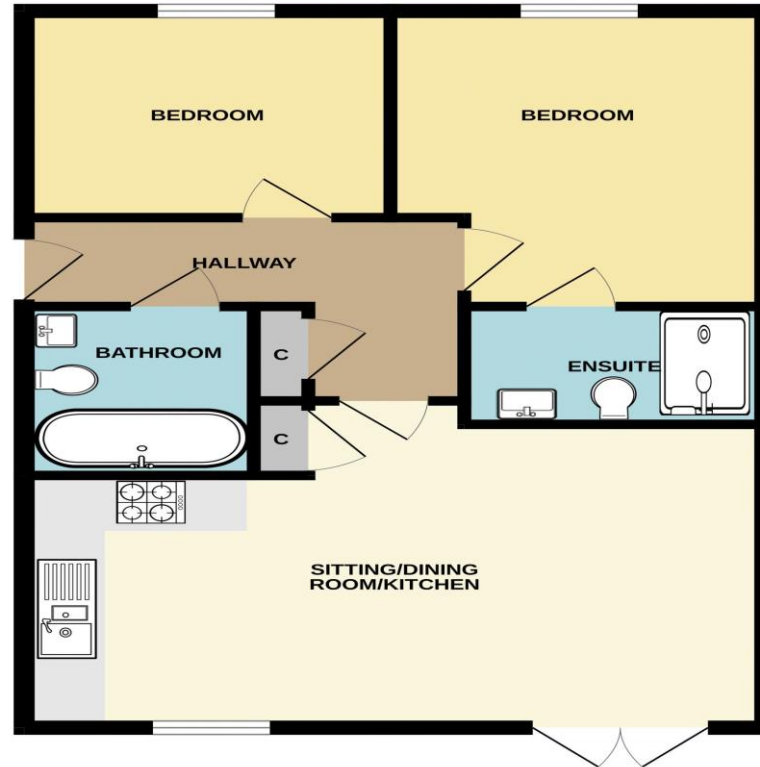


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SECOND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

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 £20 + VAT (£24) 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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