



GIBBINS RICHARDS 

12 Mitchell Street, Wellington TA21 8LF  
Offers in Excess of £200,000

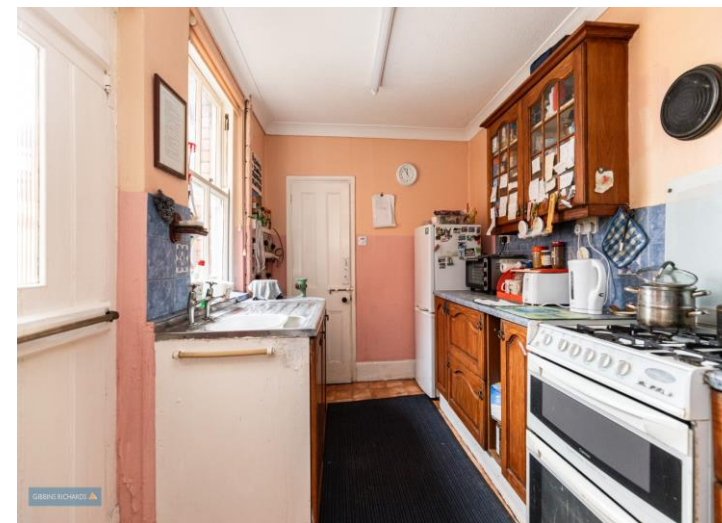
GIBBINS RICHARDS   
Making home moves happen

A period mid terrace two bedroomed property located in an ever popular part of northern Wellington and offered to the market for the first time in 40 years and in need of some internal upgrading. An early viewing is thoroughly recommended.

Tenure: Freehold / Energy Rating: G / Council Tax Band: B

The property is near original in its layout and offers plenty of scope for bringing up to date and/or extending and converting. The entrance hall has the period tile floor, which is synonymous with the terraces of this part of town, as well as two reception rooms, one with the original dressers built into the fireplace recesses. There is then a kitchen with an extended shower room to the rear and on the first floor are two double bedrooms and a bathroom. The property benefits from a lovely rear garden, which is well planted and well stocked with a shed at the end. There is plenty of scope for upgrading in the house and /or extension and with many period features still intact, we see this as an ideal opportunity for a first time or second time buyer to put their own mark on a property in a popular and desirable area of Wellington.

TWO BEDROOMED MID TERRACE PERIOD HOUSE  
TWO RECEPTION ROOMS  
KITCHEN/SHOWER ROOM/FIRST FLOOR BATHROOM  
MANY ORIGINAL FEATURES  
IN NEED OF SOME UPGRADING  
BEAUTIFUL REAR GARDEN  
CLOSE TO LOCAL AMENITIES  
CLOSE TO THE TOWN CENTRE  
VIEWING STRONGLY RECOMMENDED



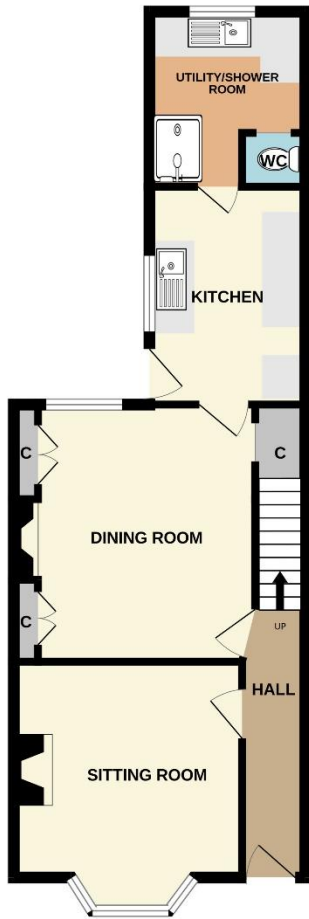


Entrance Porch	
Entrance Hall	Original tiled floor.
Sitting Room	11' 6" x 10' 11" (3.50m x 3.32m) plus bay window.
Dining Room	13' 0" x 11' 2" (3.96m x 3.40m) Original fitted dressers either side of the chimney breast.
Kitchen	10' 6" x 6' 10" (3.20m x 2.08m)
Shower Room / Utility Room	9' 2" x 8' 8" (2.79m x 2.64m)
First Floor Landing	Access to loft space.
Bedroom 1	14' 4" x 10' 10" (4.37m x 3.30m)
Bedroom 2	13' 1" x 9' 5" (3.98m x 2.87m)
Bathroom	10' 7" x 6' 11" (3.22m x 2.11m)
Outside	To the rear of the property is an enclosed well planted and stocked garden with patio.



GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, or via BACS transfer.

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