



GIBBINS RICHARDS 

23 Mantle Street, Wellington, TA21 8AX

£195,000

GIBBINS RICHARDS 
Making home moves happen

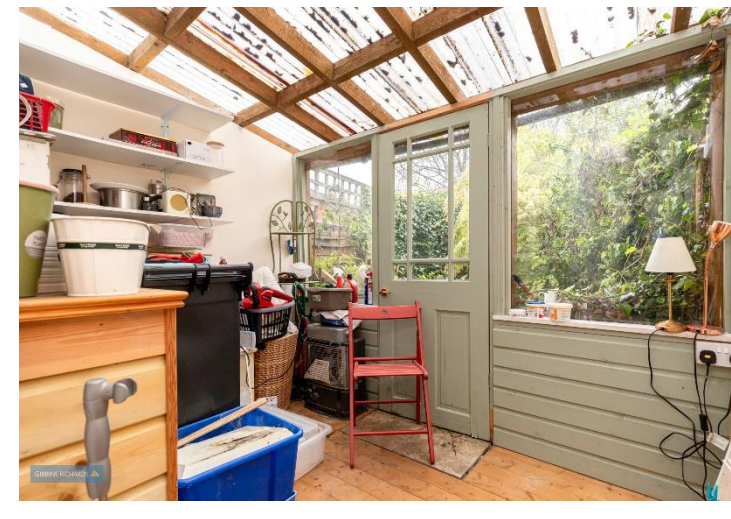
A Grade II listed terraced cottage requiring updating, situated in the heart of the Wellington town centre. The property offers many character features throughout, together with an impressive inglenook fireplace and benefits from gas central heating and rear garden.

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

Accommodation is arranged over three floors and briefly comprises, a good size living/dining room, kitchen, whilst to the first floor there are 2 bedrooms and a bathroom. Further stairs rise to the second floor to the attic room which is currently being used as a third bedroom.

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores, whilst also benefitting from a range of educational and leisure facilities. Close by is Wellington Sport Centre, The Wellesley Cinema, The Cleve Hotel & Spa as well as the picturesque Edwardian public gardens and playing fields. Primary and Secondary Schools are also within walking distance.

AN OPPORTUNITY FOR THOSE SEEKING A PROJECT OF A CHARACTER PROPERTY
CHARMING GRADE II LISTED COTTAGE REQUIRING UPDATING
ENCLOSED GARDEN - CURRENTLY OVERGROWN AND REQUIRES CUTTING BACK
CENTRAL TO THE TOWN AND AMENITIES
GAS CENTRAL HEATING
SITTING ROOM WITH STONE INGLENOOK FIREPLACE
TWO FIRST FLOOR BEDROOMS AND ATTIC ROOM
NO ONWARD CHAIN





ACCOMMODATION

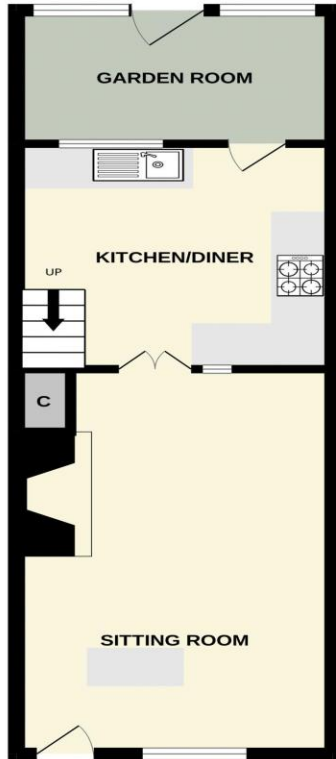
Sitting Room	18' 4" x 11' 0" (5.58m x 3.35m)
Kitchen/Breakfast Room	11' 6" x 10' 8" (3.50m x 3.25m)
Garden Room	
First Floor Landing	
Bedroom One	12' 2" x 10' 11" (3.71m x 3.32m)
Bedroom Two	10' 10" x 8' 6" (3.30m x 2.59m)
Bathroom	
Second Floor Attic Room	13' 1" x 11' 7" (3.98m x 3.53m)

GARDEN

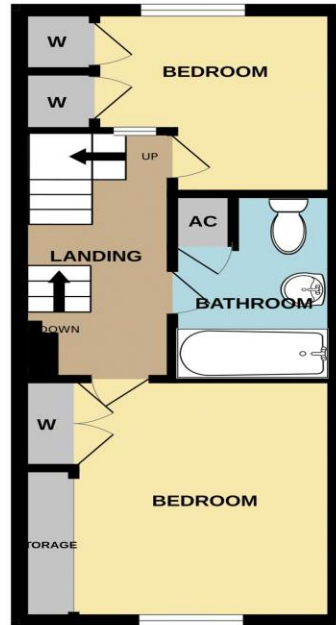
There is a good size cottage style rear garden which is fully enclosed, with a stone brick workshop, however the garden has been unattended for some time and requires cutting back to access.



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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 £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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk