



GIBBINS RICHARDS 

12 Mitchell Street, Wellington TA21 8LF
Offers in the Region Of £194,950

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

Sitting Room

Dining Room

Kitchen

Shower Room /
Utility Room

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

Outside

Original tiled floor.

11' 6" x 10' 11" (3.50m x 3.32m) plus bay window.

13' 0" x 11' 2" (3.96m x 3.40m) Original fitted dressers either side of the chimney breast.

10' 6" x 6' 10" (3.20m x 2.08m)

9' 2" x 8' 8" (2.79m x 2.64m)

Access to loft space.

14' 4" x 10' 10" (4.37m x 3.30m)

13' 1" x 9' 5" (3.98m x 2.87m)

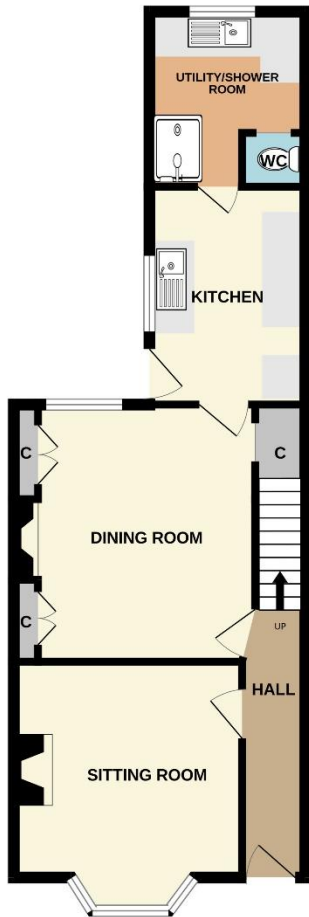
10' 7" x 6' 11" (3.22m x 2.11m)

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.



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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.
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