

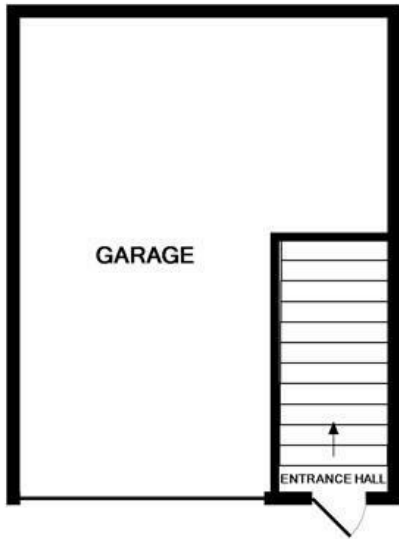


### 30 Thomas Fox Road, Wellington, Somerset, TA21 0DF

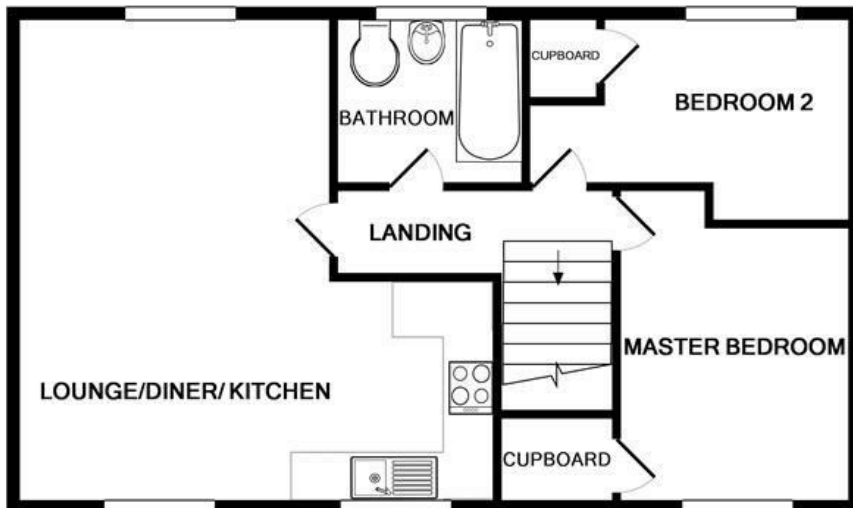
A charming two bedroom coach house comprising of open plan living space, a shaker style modern kitchen fitted with a number of base and wall units with space for fridge/freezer and washing machine. Master bedroom, one further bedroom and a bathroom with shower. Benefits from a garage, off street parking as well as gas central heating and double glazing. EPC rating C. Council Tax band B.

- TWO BEDROOM COACH HOUSE
- OPEN PLAN LIVING AREA WITH MODERN FITTED KITCHEN
- GARAGE AND OFF STREET PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TONEDALE
- WELL PRESENTED THROUGHOUT

**£850 PCM**



GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	