

15 and 17 North Street

15 and 17, North Street, Wellington, Somerset TA21 8LY







Town Centre 0.1 miles | Taunton 6.8 miles | Tiverton 15.6 miles

Commercial shop with a spacious three bedroom apartment above & detached barn.

- Investment Opportunity
- Commercial Unit
- Three Bedroom Apartment
- Will not affect the business of H Tredwin & Son Ltd
- Parking
- Central Location
- Council Tax Band B
- Freehold

Guide Price £275,000

SITUATION

Conveniently situated within approximately 0.1 miles of Wellington town centre, which offers an excellent range of shopping, recreational and educational facilities. The M5 motorway is easily accessible within about 2.5 miles, whilst the County Town of Taunton lies approximately 6.8 miles distant, providing a further comprehensive selection of amenities together with a mainline rail link to London Paddington.

DESCRIPTION

15-17 High Street comprises a ground floor commercial premises. Which consists of two rooms to the front along with a store room, kitchenette and cloakroom and useful utility/boot room with space and plumbing for washing machine, worksurface with inset sink unit with door to the rear courtyard and further door leading to the apartment.

Stairs rising to first floor landing . Split level landing with door into bathroom with spotlighting, linoleum flooring, velux window, bath with thermostatic, shower over, towel rail radiator, wash hand basin, WC, extractor. Sitting Room with triple aspect room with built in storage cupboard. Bedroom 3 with window to front. Bedroom 2 with two windows to front. Cloakroom With WC, wash hand basin. Dining Room with spotlight, wood effect linoleum flooring, feature fireplace. Kitchen with wood effect flooring, range of fitted wall and base units, worksurface, integrated electric oven and hob with extractor above, space for fridge freezer, built in cupboard, window to rear.

Stairs rising to second floor, Bedroom 1 with window to front, steps down into dressing area/walk in wardrobe with velux window, door into store room.

REAR COURTYARD

Enclosed rear courtyard with gate giving access to road.

THE BARN

Located a short walk along Burgage this useful building is currently used for parking and has previously benefitted from planning permission for the construction of two dwellings. Whilst this consent has now lapsed, the site may offer future development potential, subject to obtaining the necessary planning permissions.

SERVICES

All mains services. Mobile coverage is good outdoor and in-home with EE and O2 and good outdoor,variable in-home with Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom).

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

AGENT'S NOTE

Please note that H Tredwin & Son Ltd will not be affected. Potential move to larger premises.

DIRECTIONS

From the Stags Wellington Office, proceed along North Street and continue for approximately 0.1 miles, where the property will be found on the right-hand side.

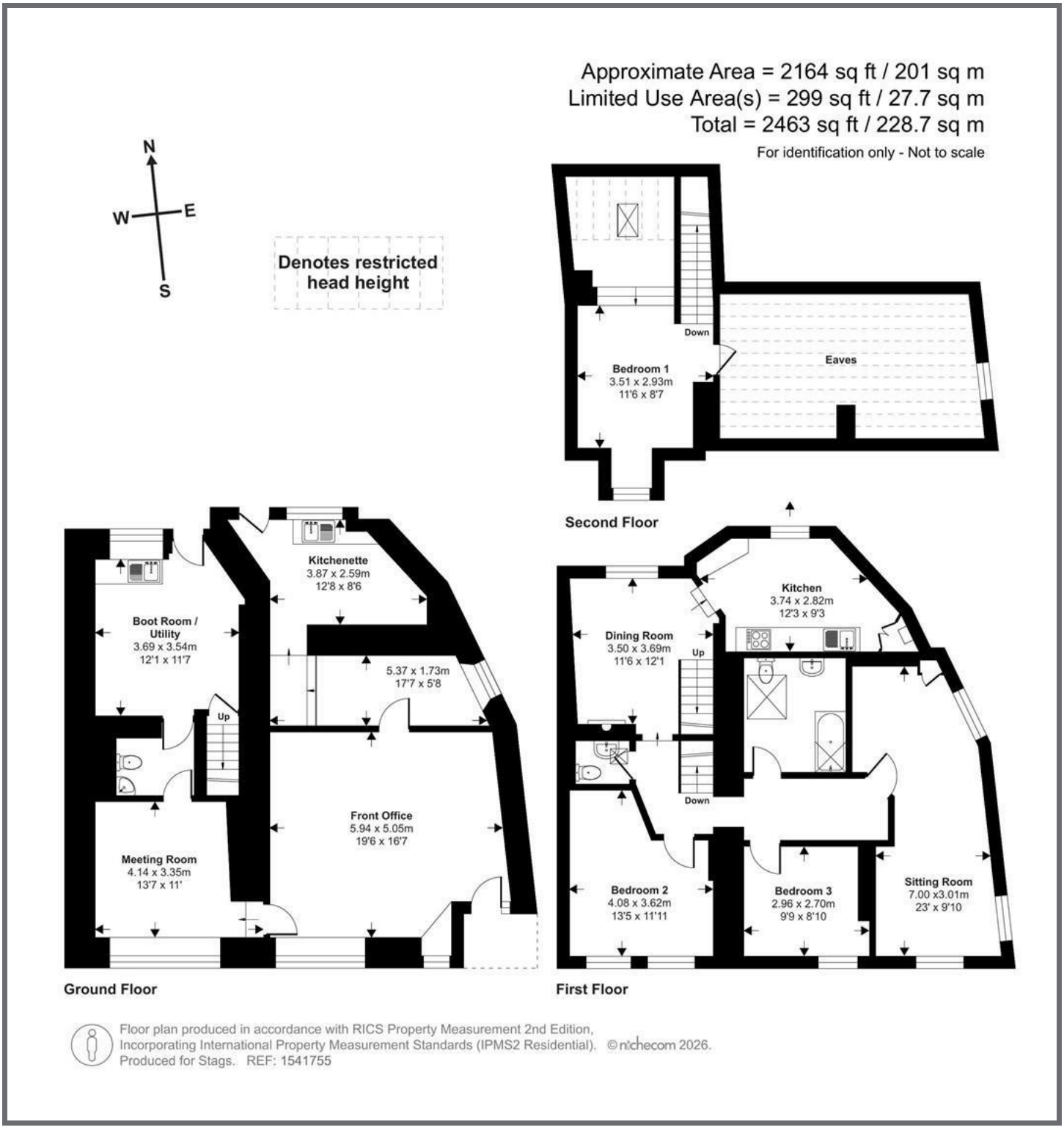




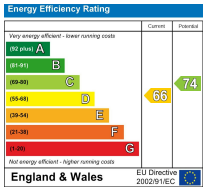








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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