



Flat A & B, 25 South Street Wellington TA21 8NR

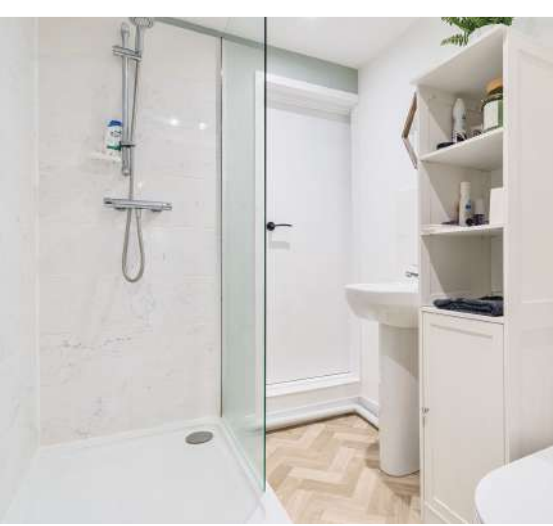
£295,000

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An investment opportunity in the centre of Wellington with tenants in situ is this newly converted and refurbished 3 bedroomed end-terraced house currently arranged as two flats within a single dwelling with new kitchens and bathrooms. No onward chain. Current rents:  
Flat B £650pcm; Flat A £750pcm.





## Features

- Entrance Hall  
Flat B
- Living Room
- Fitted Kitchen
- Bedroom
- Shower Room

## Flat A

- Open Plan Kitchen / Living Room
- Bedroom
- Shower Room
- Master Bedroom on 2<sup>nd</sup> floor
- Gas central heating
- Double glazing
- Council tax band A
- What3words:  
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Approximate Area = 1173 sq ft / 108.9 sq m

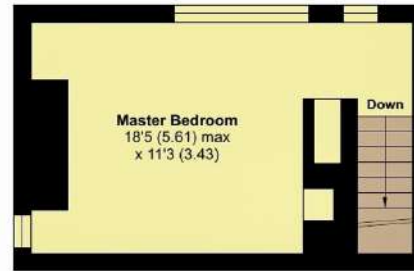
For identification only - Not to scale



GROUND FLOOR - FLAT B



FIRST FLOOR- FLAT A



SECOND FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024. Produced for Robert Cooney. REF: 1007799



**For clarification, we wish to inform prospective purchasers that:** these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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