



4 Laburnum Cottages, Mantle Street, Wellington TA21 8AS  
£235,000

GIBBINS RICHARDS   
Making home moves happen



A beautifully presented and upgraded end of terrace cottage located in this quiet and tucked away position, very close to the heart of Wellington town centre.

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

This property is approached via a footpath and has both front and rear entrance doors. The current owners use the rear entrance door which access through the rear garden into a sitting room, with log burner and open archway through to a kitchen/dining room. To the first floor are two good size bedrooms and a bathroom. There is a fixed staircase leading to an additional loft room which is an ideal space for working from home and/or hobbies etc. the property benefits from solar panels and electric heaters throughout, thus resulting in reduced electricity bills. There is also an immense amount of character throughout, a rear garden, a detached side garden and a useful store shed with power. Laburnum Cottages is a pretty terrace, tucked away behind Mantle Street, which gives access to the town centre very easily on foot.

ATTRACTIVE AND REFURBISHED END OF TERRACE COTTAGE  
SITTING ROOM WITH LOG BURNER  
KITCHEN/DINING ROOM  
TWO BEDROOMS  
USEFUL LOFT ROOM  
FAMILY BATHROOM  
FRONT AND SIDE GARDENS  
SOLAR PANELS  
EXCELLENT TUCKED AWAY, YET CENTRAL POSITION  
VIEWING IS STRONGLY RECOMMENDED



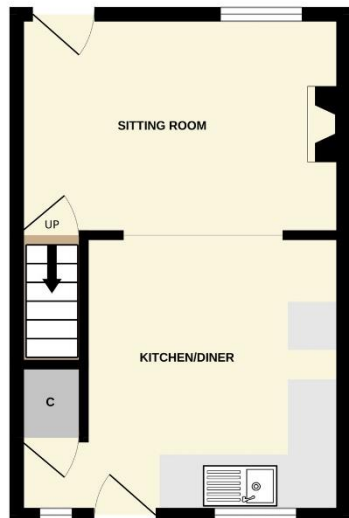




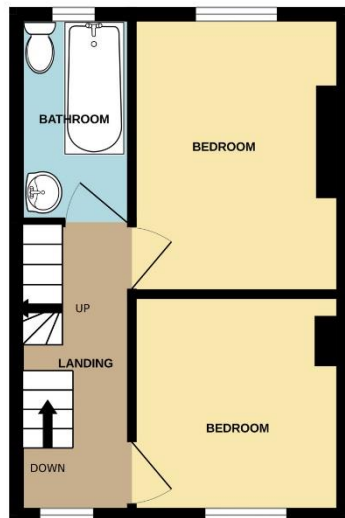
Sitting Room	13' 5" x 8' 11" (4.09m x 2.72m) Log burner.
Kitchen/Dining Room	10' 11" x 11' 4" (3.32m x 3.45m)
Bedroom 1	11' 5" x 8' 8" (3.48m x 2.64m)
Bedroom 2	9' 0" x 8' 9" (2.74m x 2.66m)
Bathroom	8' 5" x 4' 5" (2.56m x 1.35m)
Loft Room	11' 8" x 7' 7" (3.56m x 2.31m) A very useful loft room, accessed via a fixed staircase on the landing, with under-eaves storage to either side and a window at the gable end. An excellent hobby / games room.
Outside	Front and side gardens and a small store shed with electricity.



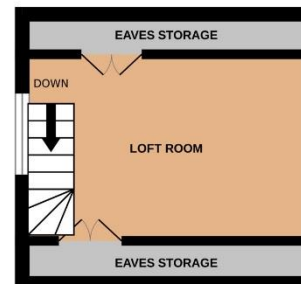
GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.



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