



**Dale House
Milverton Road
Wellington
Somerset
TA21 0BQ**

Residential development opportunity on the edge of Wellington.

- Ground floor 1 bedroom flat.
- First floor 2 bedroom flat.
- Outside parking for 6/8 vehicles on gravel car park.

LOCATION

Dale House is located at Station Bridge on the edge of Wellington next to Fox Brothers & Co located near to Tonedale.

Wellington is 1 mile away with a range of amenities and facilities including shops, public houses, restaurants, supermarket, cinema and primary & secondary schooling as well as the private school of Wellington.

The county town of Somerset being Taunton is 7 miles away and offers further amenities and facilities including a multiplex cinema, theatre and hospital.

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428 858

M: 07968 216 596

E: Stephen.richards@carterjonas.co.uk

BUSINESS RATES

The individual units have not been separately assessed at this time.

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

DESCRIPTION

Flat 1

Ground floor:-

Hall	6.72m max x 3.82m max (20'0 x 12'6)
Sitting/Dining room	3.99m x 3.85m (13'0 x 12'7)
Bedroom	4.39m x 3.68m (14'4 x 12'0)
Utility room/boot room	5.01m x 3.19m (16'4 x 10'5)
Cloakroom	2.80m x 2.00m (9'1 x 6'5)
Kitchen	3.79m x 3.27m (12'5 x 10'8)

Flat 2

Ground Floor:-

Hall

First floor:-

Kitchen	3.83m x 3.18m (12'6 x 10'5)
Sitting room	3.98m x 3.68m (13'0 x 12'0)
Bedroom 1	4.19m x 2.16m (13'8 x 7'0)
Bedroom 2	3.43m x 2.83m (11'2 x 9'2)
Bathroom	

Outside:-

To front a gravelled car parking area for approximately 6/8 vehicles next to the road.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

TENURE

Freehold interest is available at a guide price of £180,000.

EPC

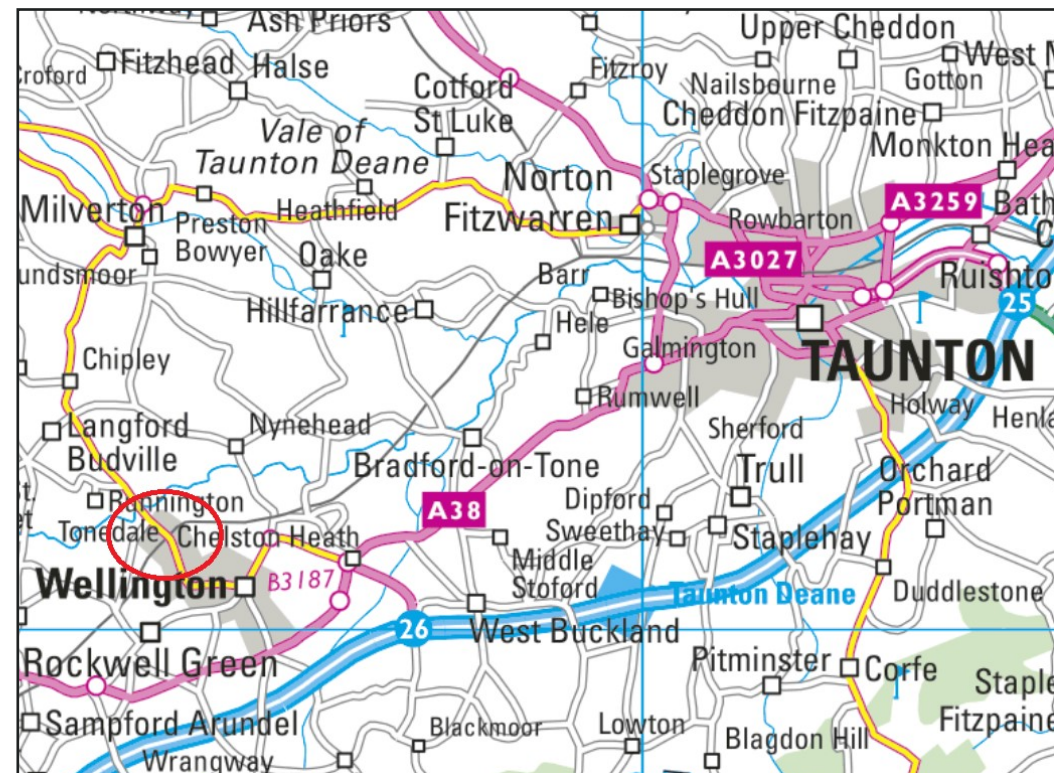
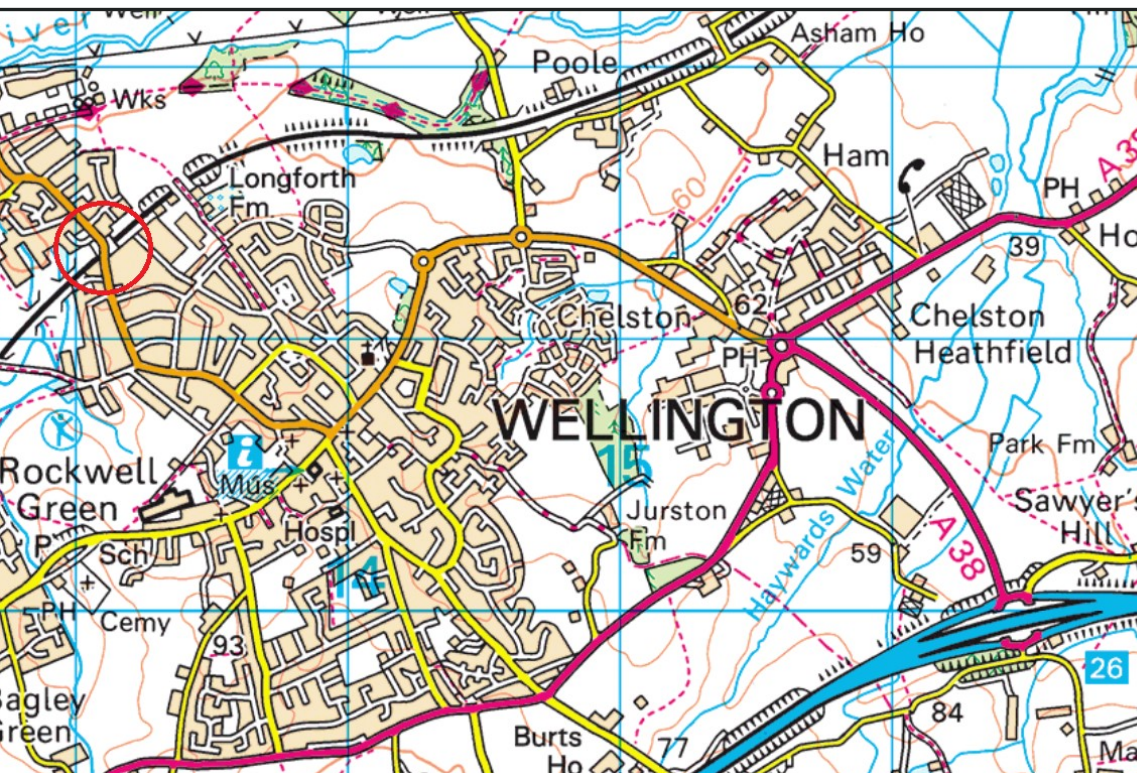
Exempt because the property is an unheated warehouse.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 858

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Ave, Taunton, Somerset, TA1 2PX.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas