



**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

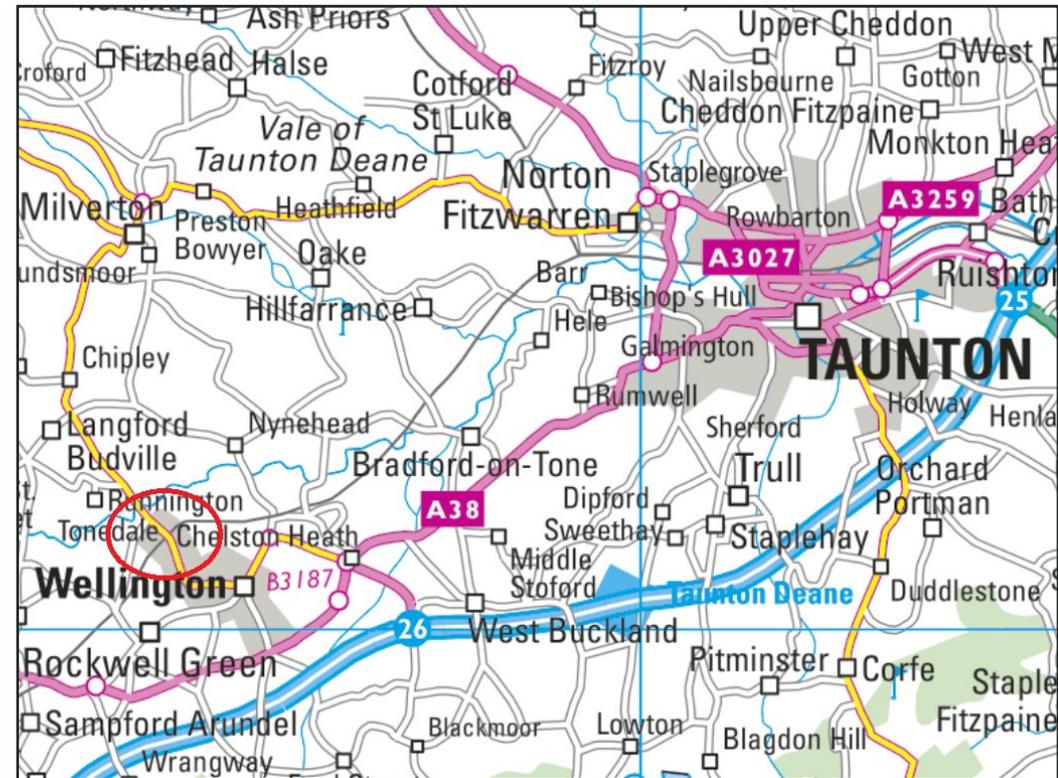
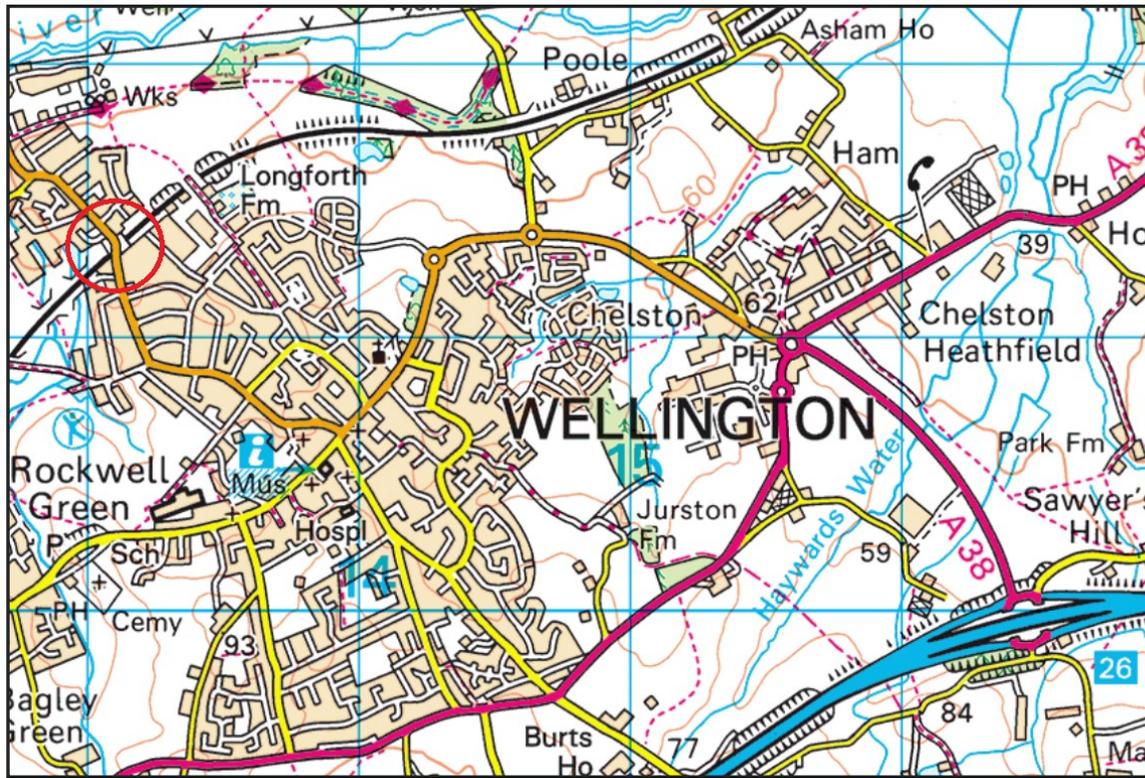
Exempt because the property is an unheated warehouse.

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

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