



**Wellington Hill
Wellington
Somerset
TA21**

Offers In Excess Of £345,000

bettermove

Wellington

Bettermove are delighted to present this charming three-bedroom barn conversion in Wellington, offered to the market with no onward chain.

The property is currently tenanted and will be sold with tenants in situ, making it an excellent investment opportunity with immediate rental income. Rental yield information is available upon request through Bettermove.

Benefiting from double glazing and oil-fired central heating throughout, the property also offers ample off-road parking via a private driveway with space for multiple vehicles. The property falls within Council Tax Band C.

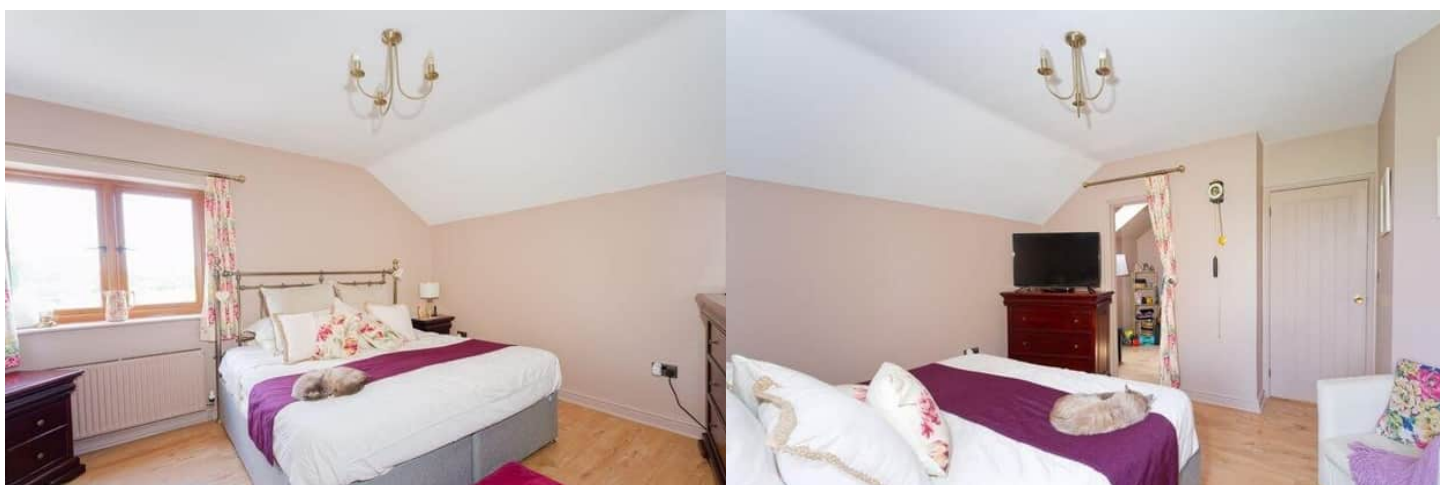
Internally, this beautifully presented home comprises a spacious living room, a bright and versatile garden room, and a well-appointed kitchen/diner on the ground floor. The first floor features three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a range of tenants.

Externally, the property enjoys a private garden, offering the perfect space to relax and enjoy the peaceful surroundings throughout the year.

Situated in the highly desirable town of Wellington, the property is surrounded by some of the South West's most stunning countryside and lies within an Area of Outstanding Natural Beauty. The location offers the perfect balance of rural charm and modern convenience, with scenic walks, rolling landscapes, and outdoor pursuits all close at hand. A wide range of local amenities, including shops, supermarkets, restaurants, and traditional pubs, are also easily accessible.

Excellent transport links are available via both Taunton and Tiverton Parkway railway stations, as well as regular bus services and convenient access to the M5 motorway, providing excellent connections across the region and beyond.

Combining character, investment potential, and an enviable countryside location, this exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.



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