



LOCATION: Jenny Wren is situated in the hamlet of Sampford Moor close to the Somerset/Devon border and the Culmstock Beacon where wonderful walks can be enjoyed. Sampford Moor benefits from an excellent public house and the local town of Wellington offers a wide range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 9 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

DIRECTIONS: From Wellington town centre proceed along South Street passing Wellington School. Turn right at the second mini-roundabout into Wellesley Park and continue along for approximately 0.5 miles to the by-pass, turning right in the general direction of Exeter. Shortly after passing Buildbase on your right hand side, turn left signposted Pleamore Cross and Sampford Moor. After entering the hamlet of Sampford Moor proceed up the hill and just before the Blue Ball Inn the property can be found on the left hand side as indicated by our For Sale Board.

AGENTS NOTE: Please note this property has a private septic tank which we understand has a treatment plan in place. The ground floor extension was built in 1978 and we understand that building regulations and planning permission was obtained.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, oil fired central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/branch.satellite.sizzled

Council Tax Band: E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 2 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

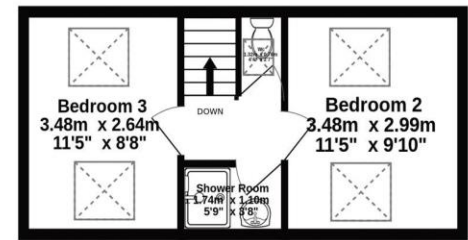
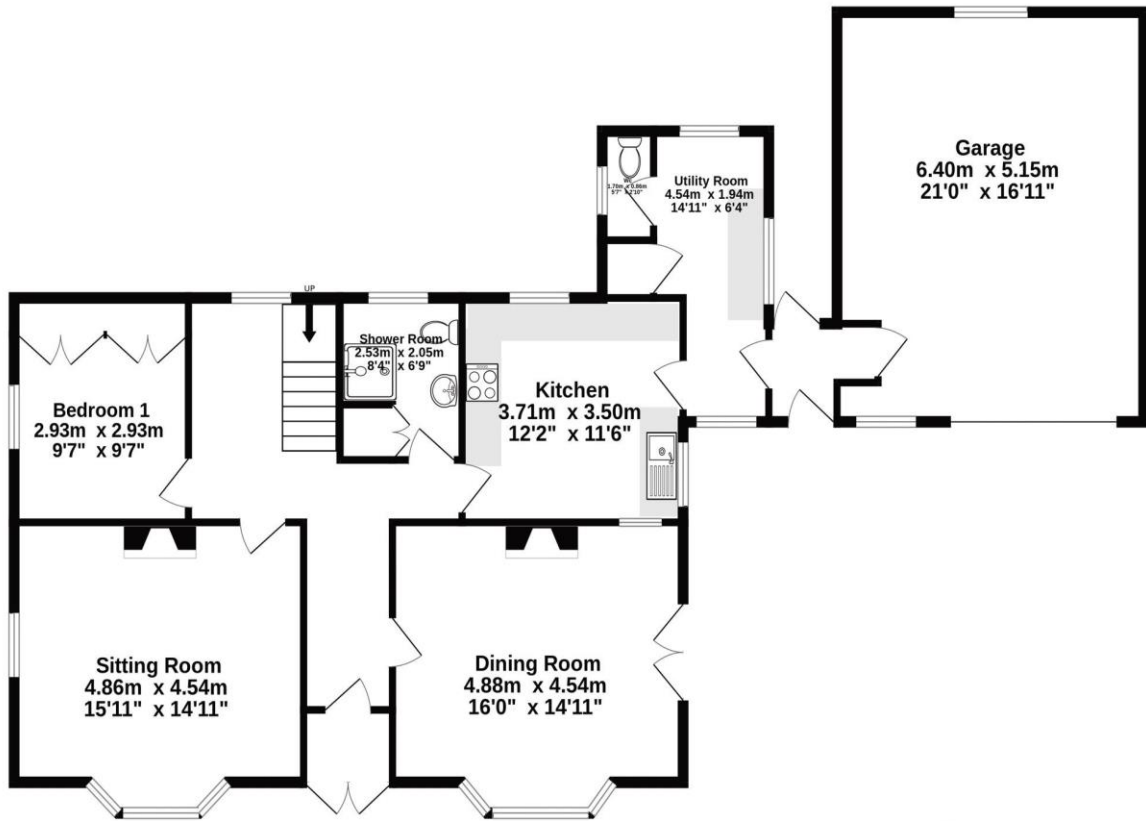
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Ground Floor
130.5 sq.m. (1404 sq.ft.) approx.

1st Floor
25.7 sq.m. (276 sq.ft.) approx.



TOTAL FLOOR AREA : 156.1 sq.m. (1680 sq.ft.) 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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Sitting proudly on an elevated plot with countryside views, this flexible detached chalet bungalow is built with traditional cavity construction with an external rendered leaf under a tiled roof and offers ample parking, private gardens surrounding the property totalling to approximately ¼ acre and offers excellent road and rail networks which are close to hand.

The accommodation, which is arranged over two floors briefly comprises steps to an entrance porch leading into a spacious hallway giving access to all main principle rooms. The kitchen, fitted by “Magnet”, includes a modern range of grey high gloss wall and base units with tiled splashbacks and contrasting worktops and offers space for all kitchen appliances. The adjoining utility room offers further base units and space for additional kitchen appliances if required and gives access to the useful cloakroom. An inner hall leads to the rear garden and the attached garage which offers ample shelving, eaves storage and an electric up and over door. To the front aspect, there are two reception room each with large walk-in bay windows along with the master bedroom which benefits from fitted wardrobes. Completing the ground floor is a recently installed wet room offering a walk-in shower with drench shower along with a WC and vanity unit.

To the first floor there are two bedrooms each with Velux windows, both bedrooms are serviced by the separate w.c and shower room. There is restricted head height in some parts of these rooms.

The established gardens are reached via steps and have been enhanced over the years by the current homeowners and include a lovely summerhouse connected to power which has been carefully positioned to enjoy the gardens. There is a pond and waterfall feature, greenhouse, coal shed, a patio area perfect for entertaining in the warmer months along with fruit and vegetable plots and an abundance of mature shrubs and planting. Warmed by oil fired central heating and benefiting from uPVC double glazing this property offers flexible living in a popular hamlet on the outskirts of Wellington.

AGENTS NOTE: Please note this property has a private septic tank and we understand there is a treatment plan in place. We understand all pipework sits within the boundary of the property and there is a soakaway under the front lawn.



- Flexible chalet bungalow
- Envious views
- Elevated approximate 1/4 acre plot
- Private mature gardens
- Ample parking
- Popular Hamlet on the outskirts of Wellington

