



LOCATION: Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning left at the town centre traffic lights into South Street. On reaching the second mini roundabout bear right into Wellesley Park and take the second turning right into the continuation of Wellesley Park. Continue along to the end of this road and bear left at the mini roundabout into Swains Lane. Take the next turning on the right into Burrough Way, take the second right where the property can be found on the left hand side.

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, gas central heating, telephone

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

Property Location: w3w.co.uk/replying.bulge.starter

Council Tax Band: E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 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>

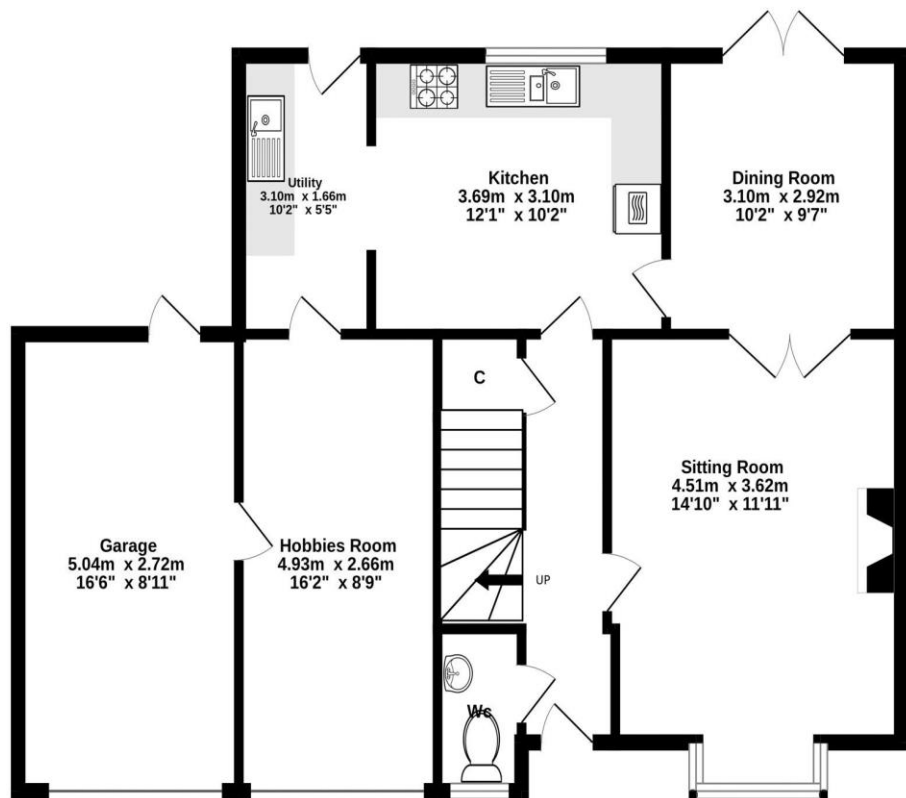
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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:

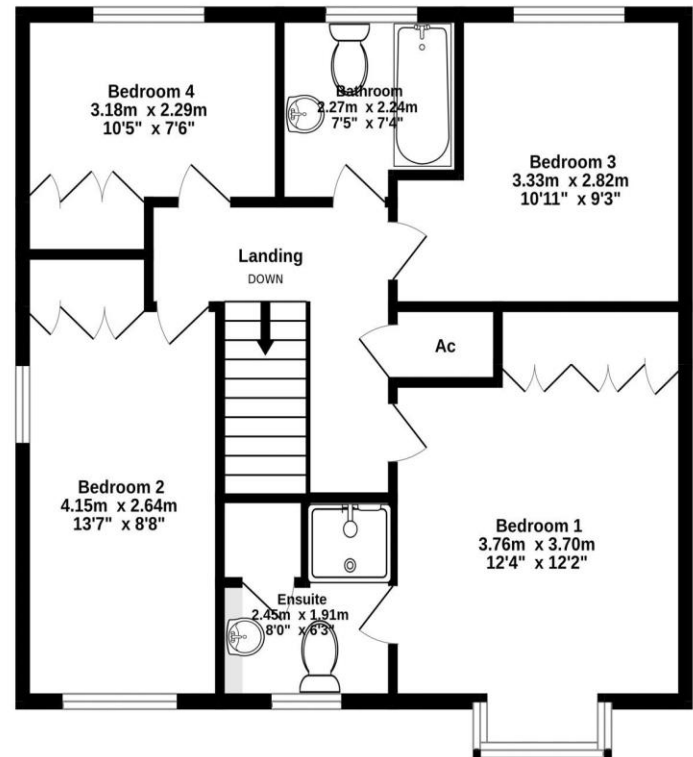
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
78.5 sq.m. (845 sq.ft.) approx.



1st Floor
63.3 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 141.9 sq.m. (1527 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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NO ONWARD CHAIN. A beautifully presented spacious four bedroom detached house built with traditional cavity construction with a brick outer leaf and a tiled roof in 2001 by Beazer Homes in the popular "Gainsborough" design and having undergone a full refurbishment programme. Offering three reception rooms, a recently newly fitted kitchen/dining room, utility, and benefiting from an attached single garage and driveway parking. Situated on the increasingly popular Burrough Way development on the favoured south side of Wellington, and furthermore being close to local schools and the town amenities.

In brief, the accommodation comprises a storm porch with uPVC door leading into a light and airy entrance hallway with stairs rising to the first floor. The main sitting room overlooks the front aspect via a walk-in bay window and enjoys a central fireplace creating a real focal point to the room along with double doors cleverly blending into the dining room which provides plenty of space for everyday furniture and views over the rear garden via French doors. The recently fitted kitchen has a contemporary feel and offers a range of high gloss cream wall and base units with contrasting wood effect worktops and matching upstands and also includes in the sale a dishwasher, inset double eye level oven, warming tray and inset 5 ring gas hob with extractor over. The adjoining utility room offers adequate space for further kitchen appliances and again included in the sale is a washing machine along with a door leading into the rear garden and completing the ground floor is a useful cloakroom offering a basin and low-level W.C.

To the first floor there are four bedrooms; three of which are doubles with the master offering an en-suite providing a separate shower cubicle complemented by a hand wash basin and low level W.C. Completing the internal accommodation is a modern fully tiled three-piece bathroom with shower over the bath and a heated towel rail.

Externally, the property enjoys a pleasant approach and sits within a similar mixture of family homes with a pathway leading to the front. The front garden is predominately laid to lawn and enclosed with some carefully chosen planting creating a private frontage. The driveway provides parking for two vehicles and leads to the attached single garage which offers plenty of storage in the eaves and is connected to power and lighting. The main garden has steps leading to the artificial lawn area and has been cleverly enhanced over the years and now enjoys an extended patio area and used by well stocked borders creating a private rear garden. This property is warmed by gas fired central heating and is presented in show home condition in soft neutral tones, allowing an incoming buyer to be able to move straight in.



- Popular Burrough Way development on the South side
- NO ONWARD CHAIN
- Undergone a full refurbishment programme
- Neutrally decorated
- Gas central heating, UPVC double glazing
- Spacious "Gainsborough" design
- Beautifully presented throughout

