



LOCATION:

Conveniently situated close to the town centre, Willcocks Close comprises of a range of 2 and 3 bedroom houses and a small number of two bedroom flats and coach houses, proving to be a popular development over the years. Wellington town centre is within easy walking distance and benefits from a good range of both independent shops and larger national stores such as the well renowned Waitrose and Costa Coffee.

There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS:

From our Wellington office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on your left, turn left into Champford Lane and then left into Willcocks Close, where the property will be found set back on the left hand side as indicated by our For Sale board.

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, electric heating, telephone.

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

Property Location: w3w.co//botanists.woes.valuables

Council Tax Band: B

Construction: Brick under a tile roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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

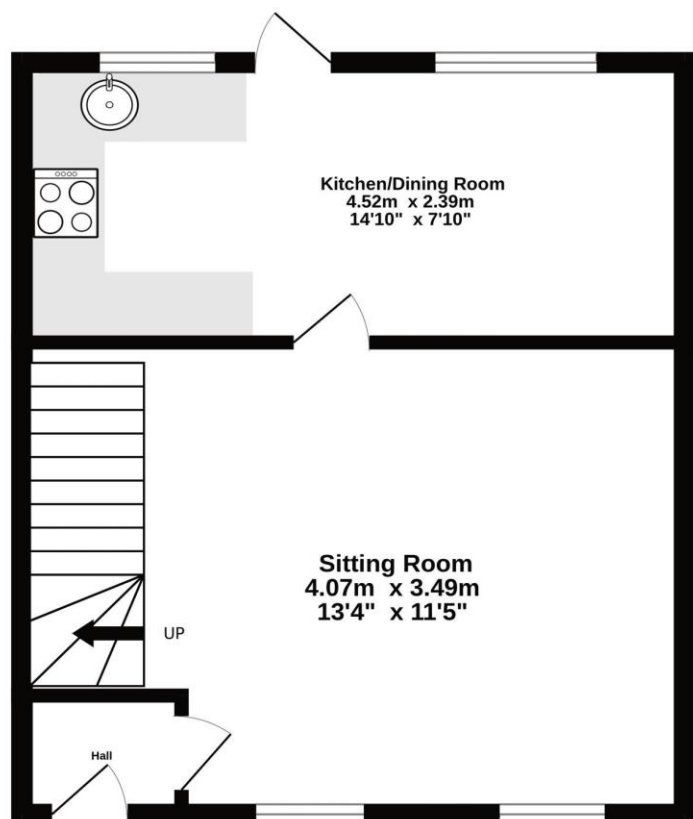
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and 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:

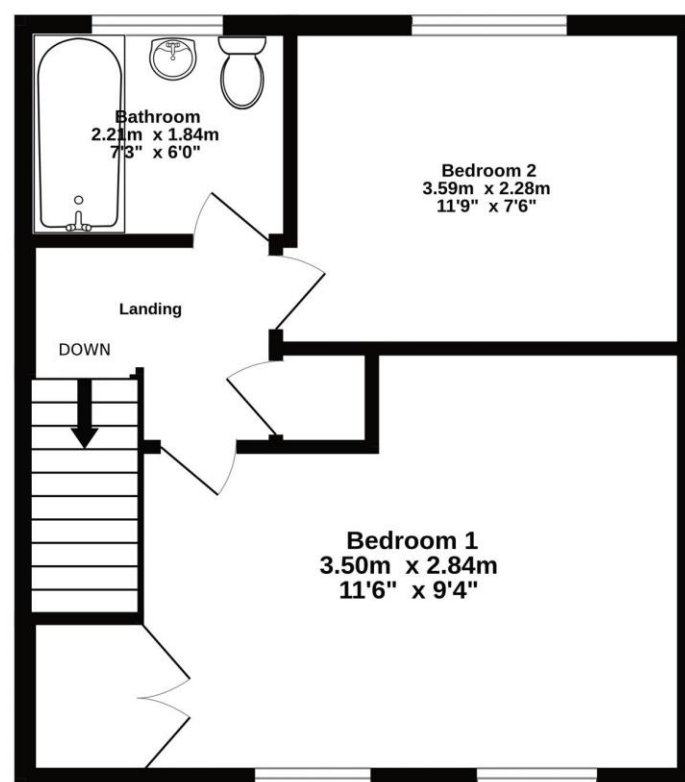
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
35.5 sq.m. (382 sq.ft.) approx.



1st Floor
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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**Wilkie May
& Tuckwood**

16 Willcocks Close is a spacious 2 double bedroom semi detached house situated in a cul de sac position within easy walking distance of Wellington town centre. The property benefits from uPVC double glazing and electric heating and offers an opportunity for an incoming buyer to make some changes to suit their tastes.

The accommodation on offer briefly comprises an entrance hall, spacious sitting room and a kitchen/dining room to the rear with wall and base units, space for all appliances and ample room for a dining table and chairs. A door opens to the garden, making this the ideal entertaining space.

To the first floor, the landing provides access to the loft and a built in airing cupboard alongside two double bedrooms with the master enjoying a built in wardrobe. The family bathroom is fitted with a white suite with a shower over the bath.

Outside, the property is set back from the road with off road parking for 3 cars. The garden lies to the rear and is laid to patio and gravel with ease of maintenance in mind and further benefits from a side gate, outside tap and external power socket.



- Semi-detached house
- Two double bedrooms
- Cul-de-sac location
- Walking distance to town centre
- Off road parking
- Rear garden
- NO ONWARD CHAIN