



**LOCATION:** Post Close is located in this popular road at the foot of the Blackdown Hills within walking distance of the town centre which 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 town centre office proceed along South Street and at the second mini roundabout bear right into Wellesley Park. Continue along this road towards the end turning right into Barn Meads Road. Continue along this road and take a right turn into Post Close where the property will be found further along on the right hand side set back from the road and indicated by our For Sale board.

**AGENTS NOTE:** Please note Japanese Knotweed has been discovered in the rear garden currently being managed by Elcot Environmental Ltd. Full details are readily available from our office.

**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/midwinter.contain.jogged](http://w3w.co.uk/midwinter.contain.jogged)

**Council Tax Band:** C

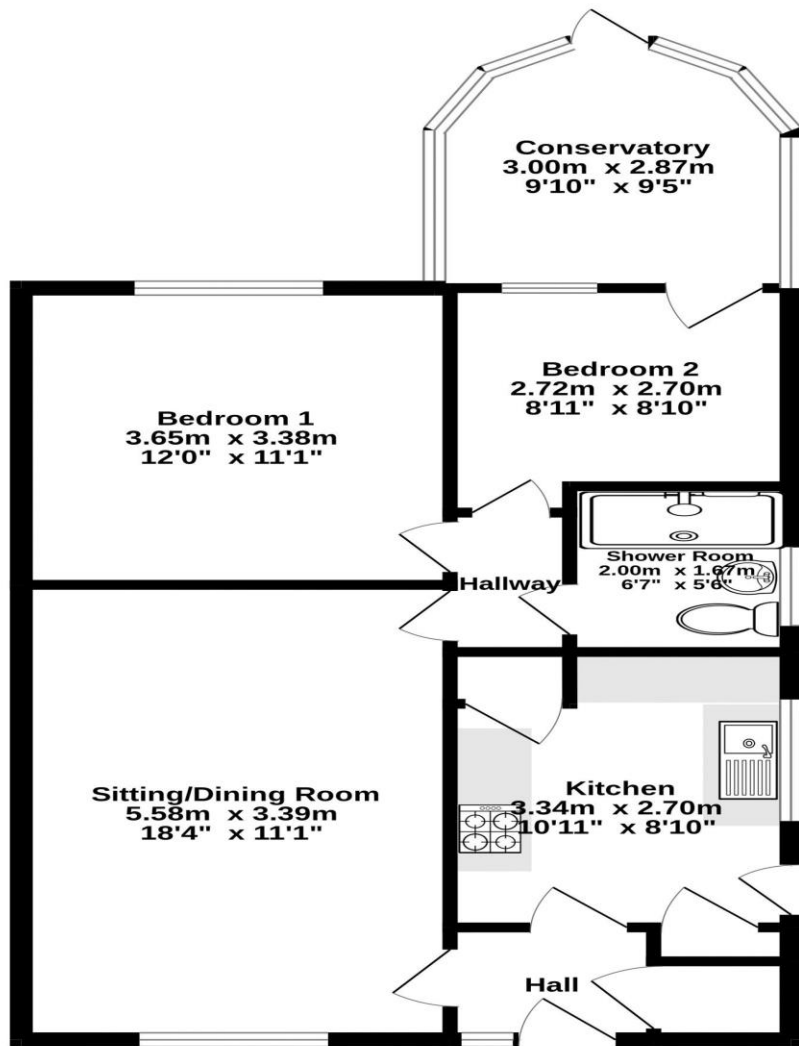
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

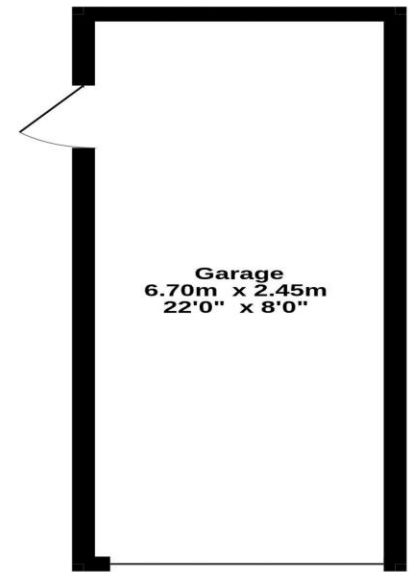
Ground Floor  
63.0 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA : 79.5 sq.m. (855 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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Garage  
16.4 sq.m. (177 sq.ft.) approx.



**Wilkie May  
& Tuckwood**

**OFFERED TO THE MARKET WITH NO ONWARD CHAIN**, this perfectly positioned two-bedroom semi-detached bungalow can be found within a popular residential area on the South side of Wellington, in a no-through road with a pleasant mix of similar properties.

The well-balanced accommodation in summary includes a double-glazed entrance door which leads into the hallway where you will find a built-in cupboard and doors leading off to the kitchen and sitting room. The kitchen offers a range of matching wall and base units with contrasting worktops and tiled splashbacks along with plenty of space for kitchen appliances, in addition to a useful storage cupboard which houses the wall mounted boiler and shelving perfect for everyday essentials. Furthermore a side door leads directing onto the driveway. The generous sitting room provides plenty of space for everyday furniture along with an area for a dining table and chairs with a window to the front aspect overlooking the garden. The sleeping accommodation, positioned at the rear of the home comprises two bedrooms with the master being larger than average in size with a window overlooking the garden whilst bedroom two offers a generous single with a door leading into the conservatory which has been carefully planned to enjoy views over the rear garden and benefits from electric and heating. Completing the internal accommodation is a fully tiled walk-in shower room offering a white suite.

Outside and occupying a manageable level plot size there is a well-established garden to the front which is predominately laid to lawn edged by a variety of flower and shrub borders with a path leading to the front door. To the side of the property there is a shared driveway leading to a garage which has a light, an electric door, power and benefits from a personnel door directly into the rear garden. From the drive there is a side gate allowing access into the rear garden which is of a particular highlight enjoying a degree of privacy, the garden has an area of patio beyond which is an area of lawn all of which is fully enclosed along with some mature planting.



- Quiet cul de sac location
- Level private plot
- South side of Wellington
- Gas central heating
- Double glazing
- NO ONWARD CHAIN