



LOCATION: Hawthorne Road is a popular residential area comprising of a pleasant mix of houses and bungalows with the local Beech Hill Store and hairdressers literally just around the corner. 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 the town centre traffic lights proceed along South Street passing Wellington School, bearing left at the second mini roundabout into Pyles Thorne Road. Turn second left into Pyles Thorne Close and as the road starts to bear around to the left, turn immediately right into Chestnut Close then left into Hawthorne Road where No. 7 will 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//commutes.sleepy.beak

Council Tax Band: D

Broadband and mobile coverage: We understand that there is good 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>

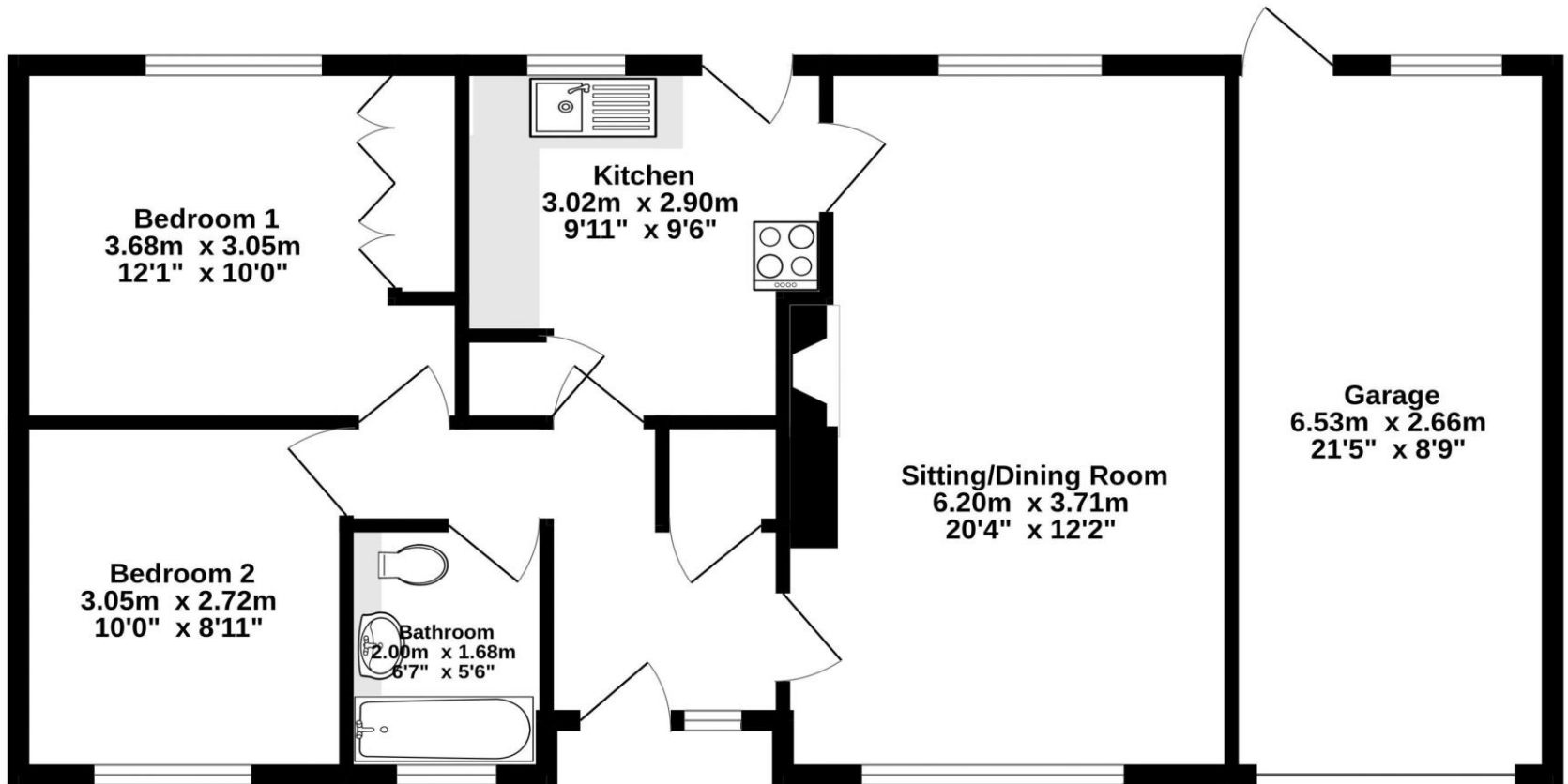
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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
75.3 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA : 75.3 sq.m. (811 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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7 Hawthorne Road is a two bedroom detached bungalow situated on the South side of Wellington just a short level walk away from the town centre.

The property comprises in brief; a step and storm porch to a uPVC door leading to the hallway with access to the principal rooms and airing cupboard. The sitting/dining room spans the length of the property with dual aspect and a fireplace along with a separate door to the kitchen which overlooks the rear elevation of the property. The kitchen benefits from wall and base units with tiled splashbacks, a stainless steel sink and space provided for white goods. A further door leads back to the hallway and accesses the two double bedrooms with bedroom one overlooking the rear and bedroom two overlooking the front. These rooms are serviced by the family bathroom with a hand held shower over the bath.

Externally, the property sits on a generous plot set back from the road with driveway parking for one vehicle and a garage with an electric up and over door and personnel door with steps to the garden. The rear garden is accessed via steps and is generous in size and is predominantly laid to lawn and patio with mature shrubs, borders and fruit trees.

Overall, the property is in need of general updates allowing an incoming buyer to put their own stamp on the property. Built with traditional cavity construction with a brick outer leaf under a tiled roof, uPVC double glazing and gas central heating the property offers an excellent downsize opportunity.



- Two bedroom detached bungalow
- South side of Wellington
- Short level walk into town centre
- Beautiful garden
- Garage and driveway parking

