

**Agents Note:** There is an annual service charge of approximately £98.48 and a maintenance service charge of £46 per calendar month which includes the insurance of the building, maintenance of the communal garden and hallways. Ground rent is £137 per annum. LEASEHOLD PROPERTY - 125 years from 1st January 2018.

**LOCATION:** Thomas Fox Road is situated on the Heritage Mill development on the Northern edge of Wellington with some lovely nearby walks. The 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 our Wellington town centre office proceed in the Exeter direction turning right into North Street and proceed along which in turn becomes Waterloo Road and then Station Road. Continue over the railway bridge through Tonedale where the Heritage Mill Development can be found further along on your right-hand side. Proceed down through the development where the apartments will be found ahead of you to the left hand side.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Leasehold, 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///eyepieces.revamped.stumpy](http://w3w.co///eyepieces.revamped.stumpy)

**Council Tax Band:** B

**Construction:** Traditional cavity construction with a brick outer leaf under a slate roof.

**Broadband and mobile coverage:** We understand that there is limited indoor and good outdoor mobile coverage.

The maximum available broadband speeds are 70 Mbps download and 18 Mbps upload.

We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** medium **Rivers and the Sea:** very low **Reservoirs:** Possible risk **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

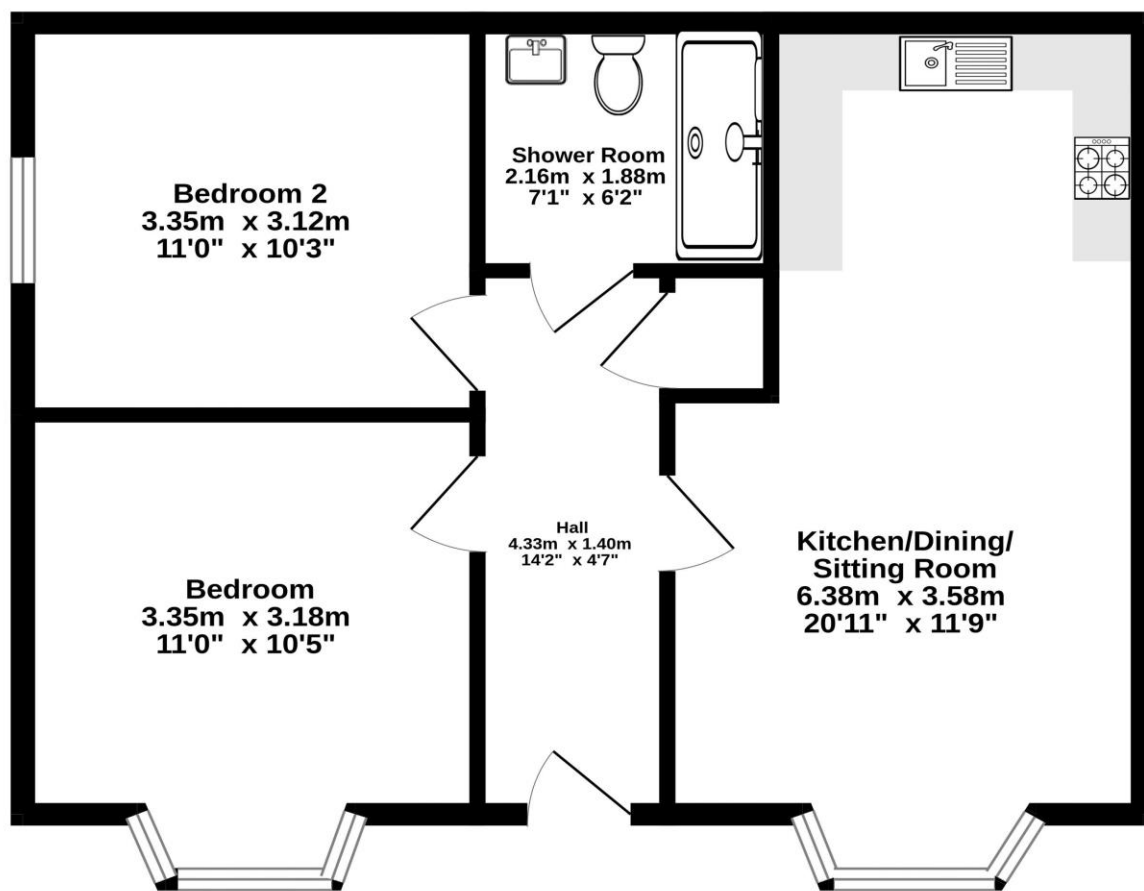
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and 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**  
60.6 sq.m. (652 sq.ft.) approx.



**TOTAL FLOOR AREA : 60.6 sq.m. (652 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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A well presented 2 double bedroom ground floor apartment with parking situated on the Northern side of Wellington, built by reputable builders Strongvox within this popular development, finished to a high specification and design. A viewing comes highly recommended.

The accommodation comprises in brief; front door opens directly into the entrance hall with doors to all rooms and a useful storage cupboard.

The kitchen/sitting/dining room is open plan in concept with ample space for all everyday furnishings, making the ideal social space and enjoys plenty of natural light through the bay window to the front elevation. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated oven and hob and space for a washing machine and fridge/freezer.

The sleeping accommodation comprises two double bedrooms with the master also having the benefit of a bay window. The shower room is fitted with a modern white suite with a large walk in shower unit.

Externally, there are communal grounds with the apartment itself enjoying a pleasant approach overlooking the development green with a designated parking space to the side and the use of a bicycle and bin store.



- Spacious 2 double bedroom ground floor apartment
- Modern fixtures and fittings
- Allocated and visitor's parking
- Bicycle store
- Walking distance to local amenities

