

**LOCATION:** Spring Cottage is set in a tucked away position within a short walking distance of the town centre in a peaceful location. Wellington offers a good range of both independently run shops and larger national stores to include Waitrose. The town also benefits from a good assortment of educational and leisure facilities to include a sports centre with its own swimming pool and a local cinema.

**DIRECTIONS:** From our Wellington town centre office proceed to the town centre traffic lights turning right into North Street. After a short distance, turn right into Burgage where the property can be found at the end of the lane on the right 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, gas central heating, telephone

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

**Property Location:** [w3w.co///executive.flashing.inhaler](http://w3w.co///executive.flashing.inhaler)

**Council Tax Band:** B

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

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 97 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/plaplookup.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

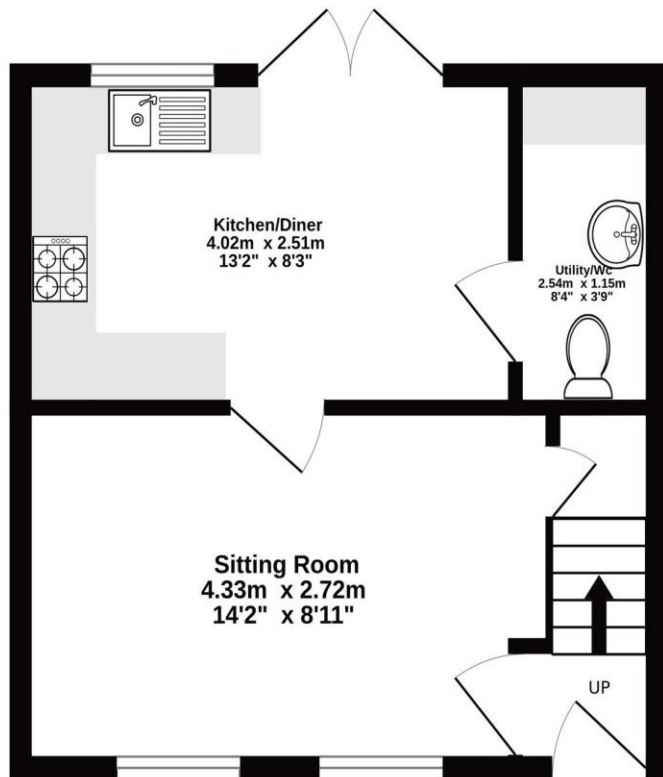
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

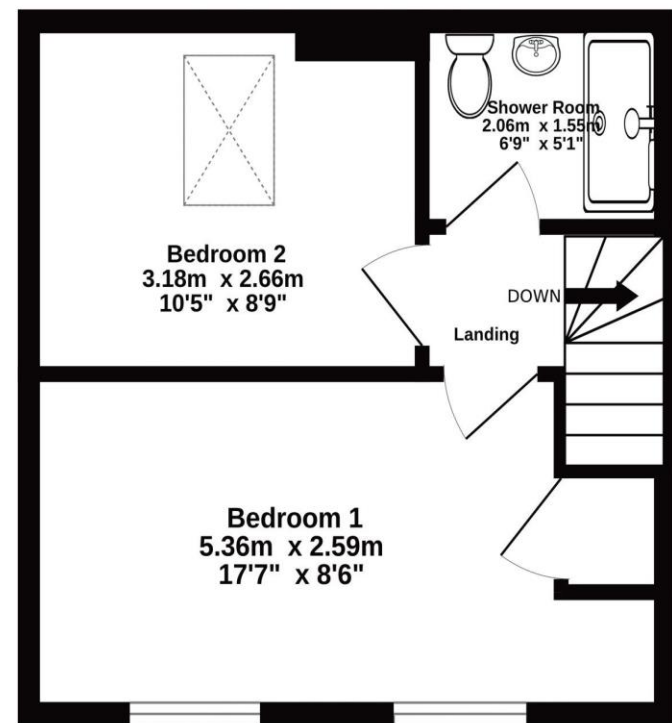
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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**  
26.6 sq.m. (286 sq.ft.) approx.



**1st Floor**  
26.3 sq.m. (283 sq.ft.) approx.



**TOTAL FLOOR AREA : 52.9 sq.m. (569 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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Spring Cottage is a 2 bedroom semi detached home situated in a tucked away position at the end of Burgage yet just a short stroll to the centre of Wellington and all of its amenities. The property enjoys a rear garden and off road parking for 3-4 vehicles.

The accommodation comprises in brief; front door opens into the entrance hallway with stairs to the first floor and a door to the sitting room which provides space for all everyday furnishings and in turn leads to the kitchen/breakfast room which is fitted with a comprehensive range of wall and base units with an integrated oven and fridge and benefiting from a door to the garden. The adjoining utility/cloakroom has space and plumbing for a washing machine, a WC and hand wash basin.

To the first floor there are two generously proportioned bedrooms with bedroom one benefiting from a built in cupboard and loft access. The bedrooms are serviced by the shower room with a walk in shower.

Outside, the property benefits from two off road parking spaces to the front with an additional space at the rear of the property accessed from White Hart Lane. The rear garden is fully enclosed and laid to both patio and a raised lawn.



- Two double bedroom semi detached house
- Off road parking for 3-4 vehicles
- Town centre location
- Rear garden
- Tucked away position
- Gas fired central heating

