



LOCATION: Seymour Street is a popular road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre with its swimming pool, gymnasium and various other facilities. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along this road as it becomes Waterloo Road passing Wellington Police Station and take the fourth turning on the right into Seymour Street where the property can be found 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, gas central heating, telephone

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

Property Location: w3w.co.uk//deeply.treetop.cadet

Council Tax Band: E

Construction: The property is built with traditional brick construction under a slate roof.

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 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>

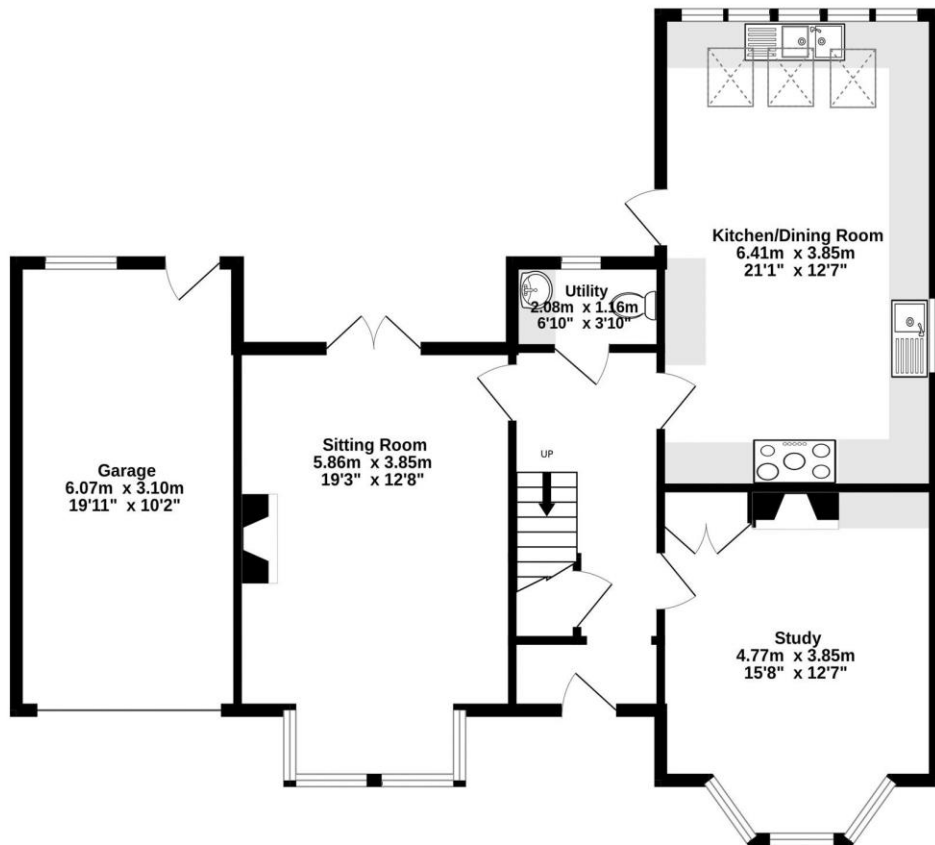
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

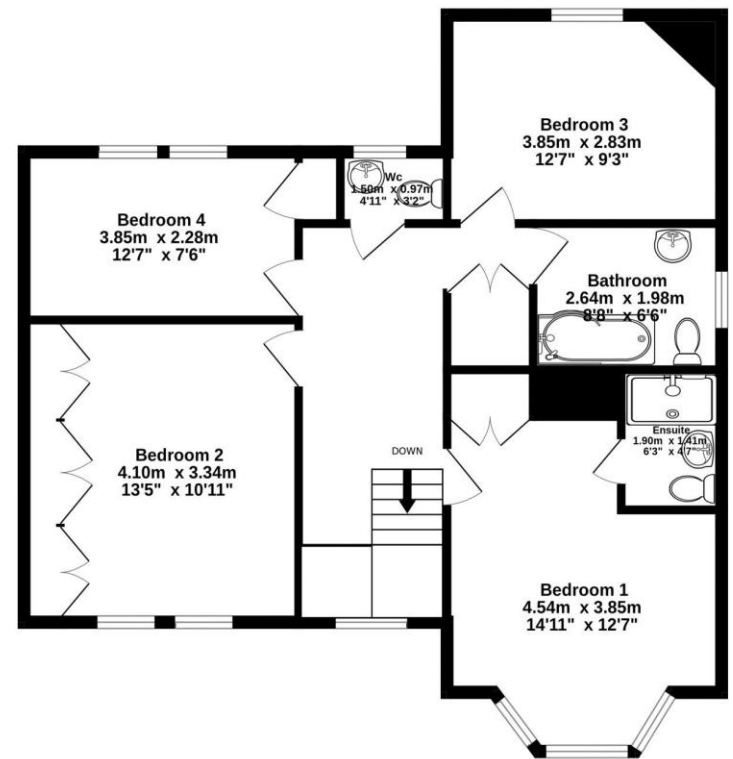
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
92.9 sq.m. (1000 sq.ft.) approx.



1st Floor
73.6 sq.m. (792 sq.ft.) approx.



TOTAL FLOOR AREA : 166.5 sq.m. (1792 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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12 Seymour Street is a beautifully presented four bedroom detached home, situated on a popular residential street on the North side of Wellington within easy reach of local amenities and transport links.

The property comprises in brief; a beautiful porch with a front door, leading to the hallway with access to the principal rooms and a staircase leading to the first floor with a cupboard underneath. There are two large reception rooms looking out of the front elevation, both with walk-in bay windows and the sitting room features French doors leading to the rear garden. The kitchen/breakfast room sits at the rear of the property and welcomes plenty of light via dual aspect and Velux windows along with a side door to the rear garden. There are plenty of wall and base units for storage and white goods and this is clearly the social hub of the home. Completing the downstairs accommodation is a useful utility room/downstairs cloakroom.

The first floor offers four double bedrooms with the two largest rooms overlooking the front garden with bedroom one benefiting from an ensuite shower room and bedroom two offering multiple floor to ceiling wardrobes. Bedrooms three and four enjoy a view of the rear garden. The family bathroom is predominantly tiled with a white three-piece suite, vanity sink and shower over the bath and there is a further WC.

Externally, the property is setback from the road and benefits from driveway parking and a single garage whilst the rear garden is walled and offers lawn areas, a patio space for seating, a storage workshop and greenhouse along with three ponds and a vegetable patch. The garden has been well designed to cater for a variety of wildlife as well as social entertaining.



- Four bedroom detached property
- Character features
- Beautifully presented
- Two reception rooms
- Large kitchen/dining room
- Garage
- Driveway parking

