



Directions: From the Wellington town centre traffic lights proceed along North Street past the fire station, continue along this road until the left turning signposted the Sports Centre, continue onto Corams Lane, as you pass the white cottages on the left the road will fork, take the right hand turning sign posted Linden House Nursing Home. Continue along the road past the basins on your left. As you approach Linden house the property will be seen on the right hand side as indicated by our For Sale board.

Location: Linden Hill is a secluded area of Wellington leading off Waterloo Road and is convenient for local amenities to include Sport Centre with adjoining Basins ideal for the dog walkers, with the town centre approximately 1/2 mile distant with a range of both independently run shops and larger national stores to include the well renowned Waitrose. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

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, oil fired central heating, , telephone

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

Property Location: w3w.co//onion.stint.memo

Council Tax Band: C

Construction: Brick

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 49 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: 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

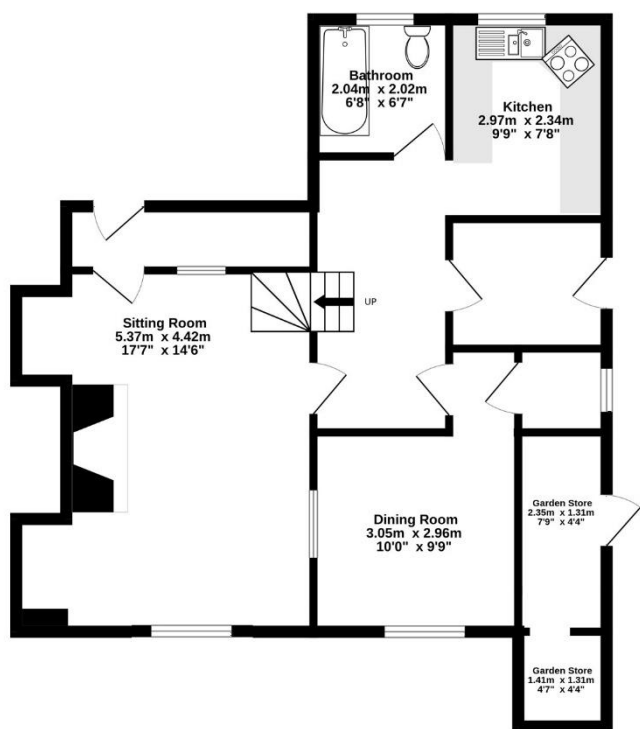
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

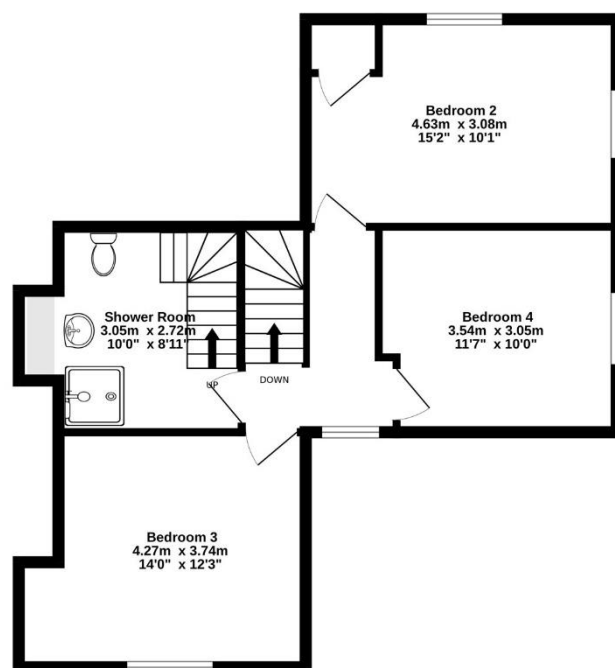
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

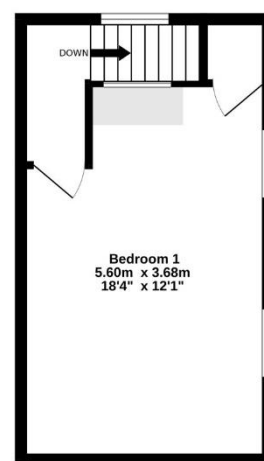
Ground Floor
65.3 sq.m. (702 sq.ft.) approx.



1st Floor
54.2 sq.m. (583 sq.ft.) approx.



2nd Floor
24.1 sq.m. (259 sq.ft.) approx.



TOTAL FLOOR AREA : 143.5 sq.m. (1545 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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**Wilkie May
& Tuckwood**

A fabulous opportunity to acquire a four double bedroom semi detached property situated next to Linden Nursing Home, very close to Wellington Basins. Understood to date back to Georgian times, the property has been owned by the same family for almost forty years and is now in need of modernisation throughout providing an exciting opportunity for an incoming buyer.

The accommodation comprises in brief; a large entrance porch and onto a hallway with doors to the principal rooms and the stairs to the first floor. To the front of the property there are two reception rooms providing ample space and flexible accommodation whilst to the rear of the property there is a kitchen fitted with a range of wall and base units with contrasting worktops and tiled splashbacks along with a one and a half bowl stainless steel sink, an eye level 'Bosch' single oven and an electric hob with extractor above. There is a space for a washing machine and an under counter fridge. Completing the downstairs accommodation is the downstairs bathroom.

To the first floor, there are three double bedrooms each benefiting from large windows and these are serviced by the family bathroom from which a staircase accesses the second floor main bedroom.

Outside, the property enjoys a secluded garden in need of landscaping with a patio area. Alongside the property is a brick built outbuilding currently used for wood/garden storage. There is driveway parking to the side for three vehicles.

The chained off area to the front of the property is not included in the sale of The Old Coach House and there is a fire escape route from the adjoining building through the rear of the garden of The Old Coach House.



- Four bedrooms
- Two reception rooms
- Large entrance hall
- High ceilings
- Driveway parking
- Walking distance to Wellington Basins
- NO ONWARD CHAIN

