



**LOCATION:** Lillebonne Close is conveniently situated only a short walk from Wellington town centre and all its amenities 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 Taunton direction turning right after passing St Johns Church into Priory. Continue along this road turning left as the road bears right. Continue along this road as it bears around to the right, continue further along the road taking a second left into Lillebonne Close where the property will be found further along on the right hand side as indicated by our For Sale board.

**AGENTS NOTE:** Laing Easi houses are built using a system of construction that builds cavity walls using concrete instead of bricks, and steel shuttering or moulds for speed. Poured concrete is moulded on-site using moulds to create an inner and outer skin, with a cavity for insulation. The walls are typically stabilised using steel wall ties that connect the inner and outer skins. PLEASE NOTE THIS PROPERTY CURRENTLY HAS AN UNREGISTERED TITLE

**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, electric heating, ,

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

**Property Location:** w3w.co//cakewalk.soldiers.exhales

**Council Tax Band:** B

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**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 121 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>

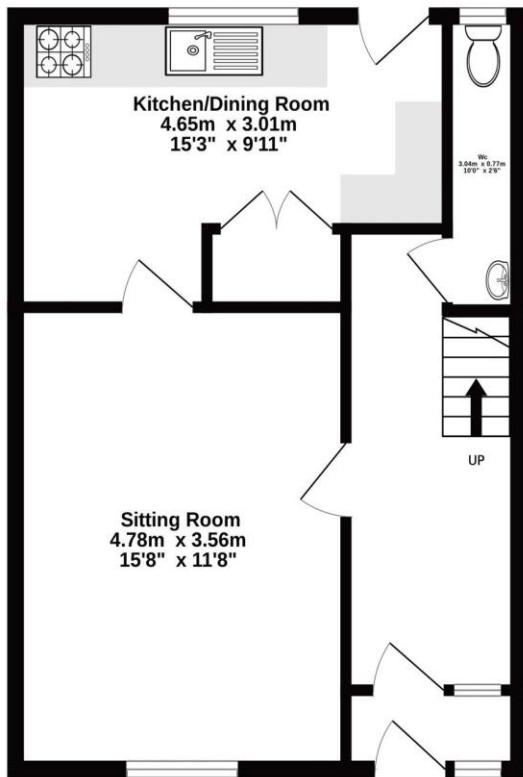
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

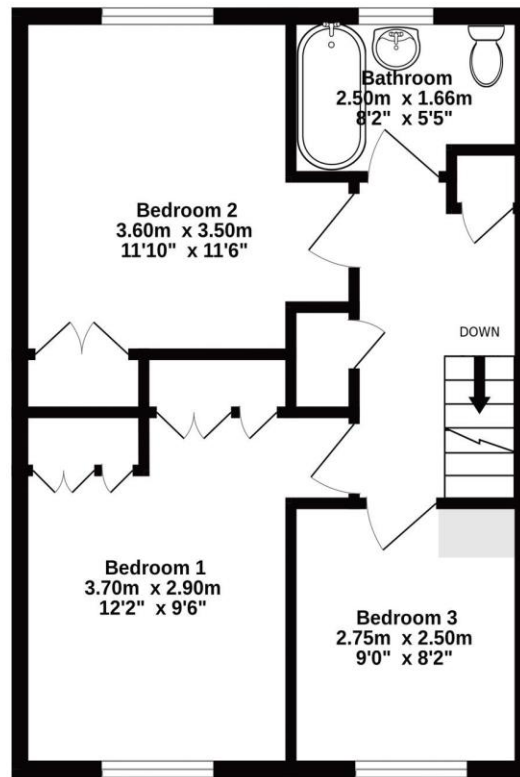
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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  
42.2 sq.m. (454 sq.ft.) approx.



1st Floor  
42.2 sq.m. (454 sq.ft.) approx.



Outbuilding  
9.3 sq.m. (101 sq.ft.) approx.



**TOTAL FLOOR AREA : 93.7 sq.m. (1009 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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34 Lillebonne Close is a three-bedroom mid terrace family home situated on a popular residential area yet within easy walking distance of the town centre and is presented to the market with **NO ONWARD CHAIN**.

The accommodation on offer is arranged over two floors and briefly comprises a light and airy entrance porch leading into a hallway with stairs rising to the first floor. The generous sitting room is situated towards to the front aspect and provides plenty of space for soft furnishings and benefits from a large picture window overlooking the front aspect whilst the kitchen/dining room expands the width of the house and offers an area for dining along with a range of matching wall and base units with ample space for white goods, an inset ceramic hob and double oven and a uPVC door leading directly out into the garden. Completing the ground floor is a useful cloakroom.

To the first floor there are three bedrooms; two of which are doubles with all bedrooms serviced by the family bathroom which provides a part tiled white three piece suite with an electric shower over the bath.

Externally, to the front of the property, there is an area of gravel with a path leading to the frontage whilst to the rear aspect there is a level garden which is fully enclosed and has been carefully maintained and enhanced over the years and now provides an area of patio, raised flowerbeds, rear gated access along with a useful workshop which is connected to power and lighting. The rear of the home overlooks open green space where there is an abundance of wildlife that can be enjoyed. The property furthermore benefits from driveway parking directly outside and there is a residents car park providing ample parking on a first come first served basis. Warmed by an electric hot air heating system and benefitting from double glazing this home is perfectly placed for those wishing to be close to the town centre and local amenities.



- **NO ONWARD CHAIN**
- **Driveway parking plus ample communal parking**
- **Backing onto green space**
- **Walking distance to town centre**