



**LOCATION:**

The property is set in a tucked away position off Pyles Thorne Road, an area regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose.

**DIRECTIONS:**

From Wellington town centre proceed along South Street passing Wellington School and at the next mini roundabout bear left into Pyles Thorne Road. Follow this road taking the third left into Pyles Thorne, just before the junction with the A38, where after 100 yards the property can be found on the right hand side as indicated by our For Sale Board.

**AGENTS NOTE:**

Please note Greenend is offered as part of a deceased estate connected to a member of Staff of Wilkie May & Tuckwood in Wellington.

**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, new gas central heating.

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

**Property Location:** w3w.co//crumple.nails.jetted

**Council Tax Band:** F

**Construction:** Brick under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 79 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>

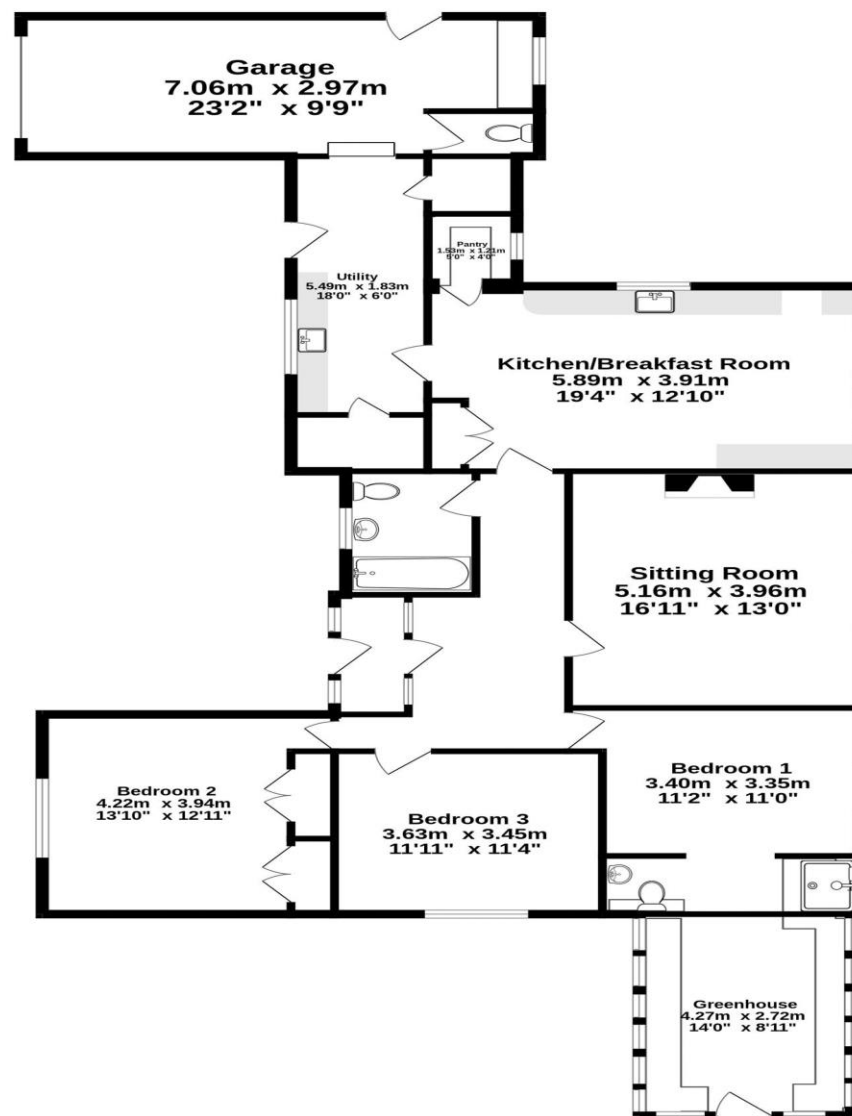
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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**  
151.7 sq.m. (1633 sq.ft.) approx.



**TOTAL FLOOR AREA : 151.7 sq.m. (1633 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 are pleased to present Greenend to the market with NO ONWARD CHAIN. This individually built spacious three-bedroom detached bungalow sits on an elevated plot on the southern edge of Wellington.

The recently redecorated accommodation briefly comprises an entrance porch leading into a generous hallway giving access to all main principal rooms. The dual aspect spacious kitchen/dining room lies to the rear of the bungalow and offers a comprehensive range of matching wall and base units with contrasting worktops and tiled splashbacks along with plenty of space for all white goods. The dining area is generous in size and provides a lovely light space for entertaining, this room is flooded with natural light via the large patio doors offering views towards Wellington Monument. Furthermore, the kitchen benefits from a shelved walk-in pantry ideal for everyday essentials. The main sitting room is also positioned to the rear, enjoying far reaching views and benefits from an open fire and ample space for everyday furnishings. The sleeping accommodation has been carefully designed to be positioned at one end of the bungalow away from the living accommodation and provides three double bedrooms with the master enjoying a modern wet room. The remaining bedrooms are serviced by the family bathroom providing a three-piece white suite. There is also a useable loft space that could be converted into additional accommodation subject to the necessary planning consents. Completing the internal accommodation is a utility room, providing additional storage space along with two storage cupboards one of which houses the gas fired boiler installed in March 2024. From the utility there is a personnel door leading into the attached single garage which is connected to power and lighting and also offers a gardener's cloakroom.

Externally the property enjoys a pleasant approach down a no through road with gated access to the bungalow. The turning circle driveway provides parking to multiple vehicles/caravans with side access on both side to the rear gardens. The main frontage is laid to lawn and offers an abundance of planting with a central flowerbed with a beautiful establish magnolia. The rear garden is predominately laid to lawn edged by a mature hedgerow along with an array of carefully chosen planting whilst the well tended and productive vegetable plot sits to the side of the property along with a heated greenhouse. Greenend is close to road and rail networks for those choosing to commute yet comfortably within walking distance to the town centre and is neutrally decorated throughout and warmed by gas central heating, furthermore the bungalow is fitted with owned solar panels creating an income to the property.



- NO ONWARD CHAIN
- Sought after location
- South side of Wellington
- Solar panels
- Recently redecorated
- Mature gardens
- Master en-suite wet room
- NEW boiler
- Garage and ample driveway parking

