



**LOCATION:** Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

**DIRECTIONS:** From our High Street office proceed in the Taunton direction passing through the traffic lights taking the first turning right into Buckwell. At the junction go left where the property will be seen 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///curl.marine.bind

**Council Tax Band:** E

**Construction:** Traditional cavity construction with a part brick and part render outer leaf under a tiled 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>

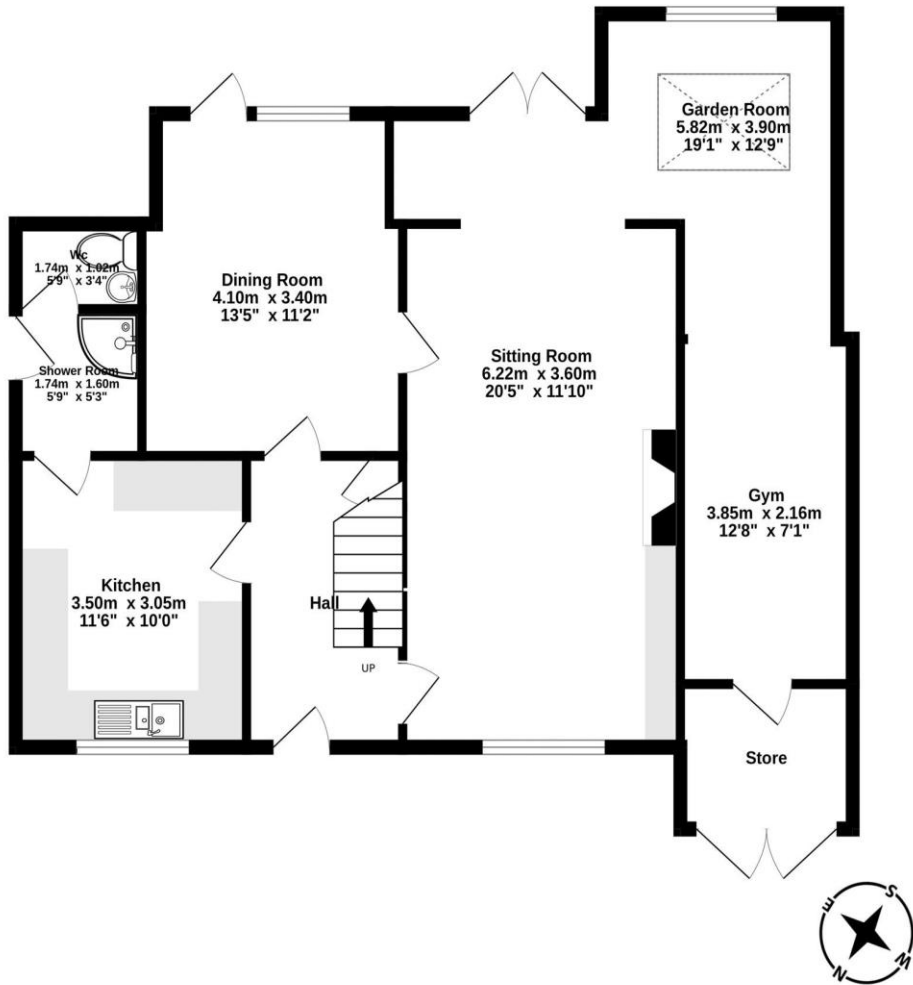
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

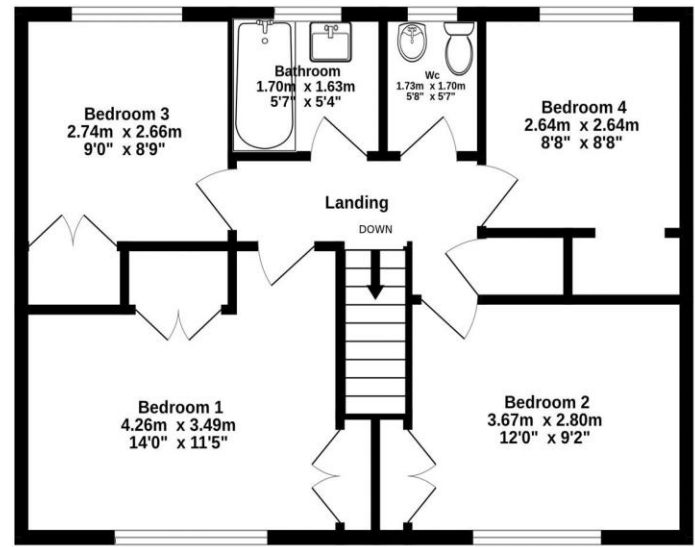
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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**  
84.9 sq.m. (914 sq.ft.) approx.



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



**TOTAL FLOOR AREA : 139.1 sq.m. (1497 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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**113 Buckwell is a spacious 4 bedroom link detached family home set in an elevated plot position, within easy walking distance of the town centre.**

The accommodation briefly comprises; front door opens into entrance hall with stairs to the first floor and doors to the principal rooms. One of the highlights of the home is the spacious sitting room with its bow window, feature electric fire and French doors to the rear. The room flows cleverly through to the garden room with its pitched feature skylight and round to an additional reception space which would provide an incoming buyer with a number of uses to include a gym, play room or home office. An internal door leads to the front part of the original garage which has been retained as a useful storage space.

The kitchen is fitted with a comprehensive range of Howdens wall and base units with complementary quartz work surfaces and a full range of 'Bosch' integrated appliances. Adjoining the kitchen is a cloakroom and shower facilities. Completing the ground floor is the dining room which also leads out to the rear garden.

To the first floor there are 4 bedrooms, each benefiting from built in wardrobes. The bathroom is fitted with a bath with electric shower over and a basin, with an additional WC and basin in the adjacent room.

Externally, the property is set back from the road with driveway parking for at least two vehicles and a double external electric socket outlet. The walled side garden is predominantly laid to lawn with a patio area whilst the rear garden has been designed with ease of maintenance in mind, entirely laid to patio with a useful wooden storage shed.



- **Extended 4 bedroom link-detached family home**
- **Flexible living accommodation**
- **Off road parking**
- **Conveniently located close to the town centre**

