



Agents Note: As is the norm with most modern developments there is a management fee of approximately £96 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Thomas Fox Road is situated on the Heritage Mill development on the Northern edge of Wellington with some lovely nearby walks. The town of Wellington offers a wide range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 9 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning right into North Street and proceed along which in turn becomes Waterloo Road and then Station Road. Continue over the railway bridge through Tonedale where the Heritage Mill Development can be found further along on your right-hand side. Proceed down through the development bearing left at the green area after which take the first left and then left again where you will immediately see the property.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold subject to two leasehold garages within the building belonging to 15 and 19 Thomas Fox Road which are subject to a peppercorn rent; the sale is 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///hotspots.universes.motion

Council Tax Band: B

Construction: Standard cavity construction with a brick outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: high **Rivers and the Sea:** very low **Reservoirs:** There is a risk **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>

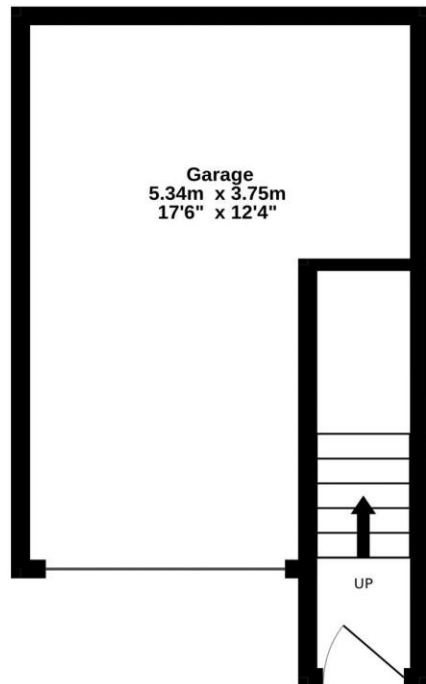
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

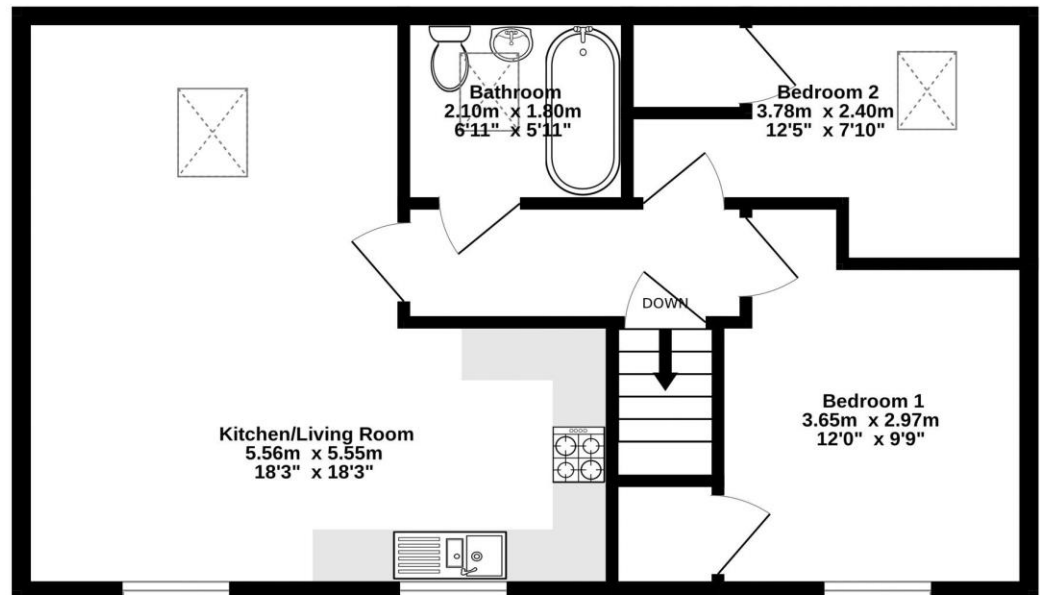
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
21.2 sq.m. (228 sq.ft.) approx.



1st Floor
52.6 sq.m. (567 sq.ft.) approx.



TOTAL FLOOR AREA : 73.8 sq.m. (794 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 two double bedroom detached coach house situated in a popular modern development on the outskirts of Wellington, within walking distance of a range of amenities, countryside walks and a bus route. A viewing comes highly recommended.

The accommodation on offers comprises in brief; front door opens into the entrance hall with stairs rising to the first floor accommodation.

The living space is open plan in concept with ample space for a range of everyday furnishings, two windows to the front elevation and a 'Velux' window to the rear allowing plenty of natural light.

The kitchen itself is fitted with a comprehensive range of high gloss wall and base units with complementary work surfaces, an integrated oven and hob and space for further appliances.

The sleeping accommodation comprises two bedrooms, both benefitting from built in storage. The bathroom is fitted with a modern white three piece suite with a shower over the bath and a heated towel rail.

Externally, the property is set back from the road and benefits from a garage with power connected and additional storage space to the rear.



- **Detached two bedroom coach house**
- **Garage**
- **Popular modern development**
- **Walking distance to amenities and bus route**

