



**DIRECTIONS:**

From our Wellington town centre office proceed in the Taunton direction passing through the traffic lights which is a continuation of the High Street where No. 67A can be found further along on the left hand side as indicated by our For Sale board.

**LOCATION:**

The cottage is located in the heart of Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores such as the well renowned Waitrose within 50 yards of the apartment. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant where there is a mainline railway station. There is also ease of access to the M5 at Junction 26 which lies just outside Wellington.

**AGENTS NOTE:**

The passageway to the property is under a neighbouring property. During a recent storm surface water entered the property, remedial work is under way to mitigate this happening again.

**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.

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

**Property Location:** w3w.co//motor.rush.radiated

**Council Tax Band:** B

**Construction:** Brick, stone and cob under a tiled roof

**Broadband and mobile coverage:** We understand that there is good 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>

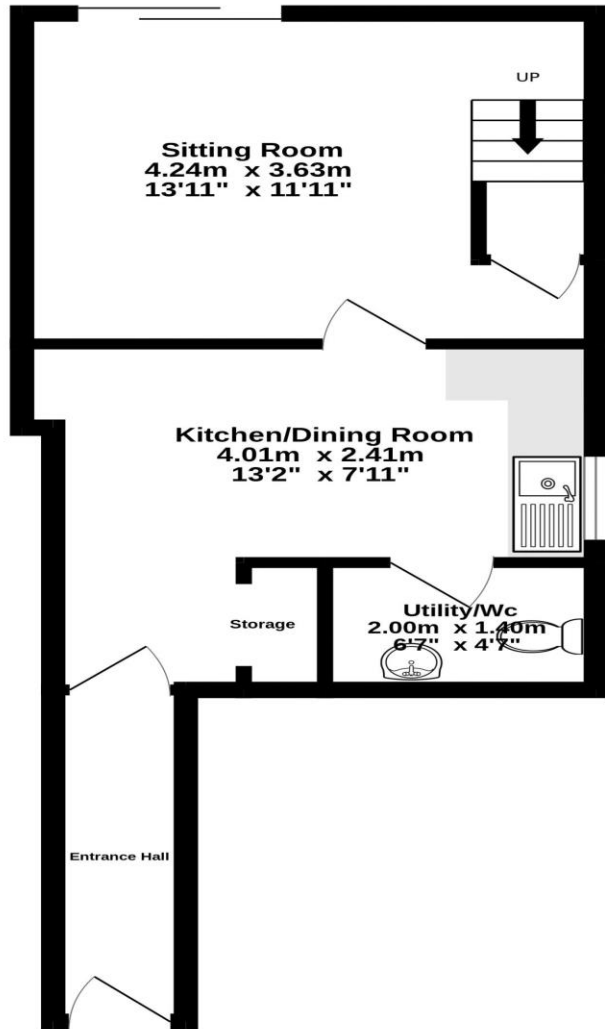
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

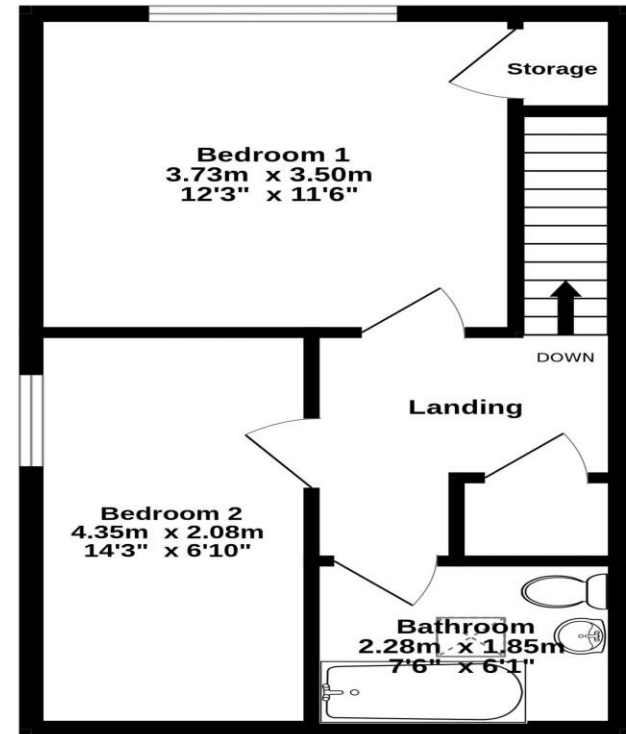
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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  
39.5 sq.m. (425 sq.ft.) approx.



1st Floor  
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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Positioned close to the town centre, this charming Victorian terraced house offers two double bedrooms and a pretty courtyard cottage garden.

The accommodation briefly comprises a storm porch leading into an entrance hallway. The main sitting room is positioned towards the rear of the property and enjoys views over the rear courtyard via patio doors, this room offers an electric fire in a matching surround and space for everyday soft furnishings along with stairs rising to the first floor and a useful under stairs cupboard. The kitchen/dining room offers a range of units with space for dining furniture and all kitchen appliances. Completing the ground floor is a useful cloakroom/utility room.

To the first floor there are two bedrooms serviced by the family bathroom.

The pretty fully enclosed rear courtyard is a real feature and includes a beautiful mature wisteria along with the benefits of a seating area with steps leading to a level gravel area perfect for displaying potted plants and enjoying the sunshine in the warmer months.

This home benefits from gas central heating and uPVC double glazing and is perfectly placed to be close to all amenities, on road parking can be found on nearby streets.



- Two double bedrooms
- Courtyard private cottage style garden
- Town centre location
- Gas central heating
- uPVC double glazing

