



**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction into Fore Street which in turn leads into Mantle Street. Pass the Wellesley cinema on the left hand side where Rookery Terrace is a short distance along on the right hand side accessed via a small lane where the property will be seen further along on the right hand side.

**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.

**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.uk/workers.clipboard.cools](http://w3w.co.uk/workers.clipboard.cools)

**Council Tax Band:** B

**Construction:** Brick built under a slate roof.

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 900 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>

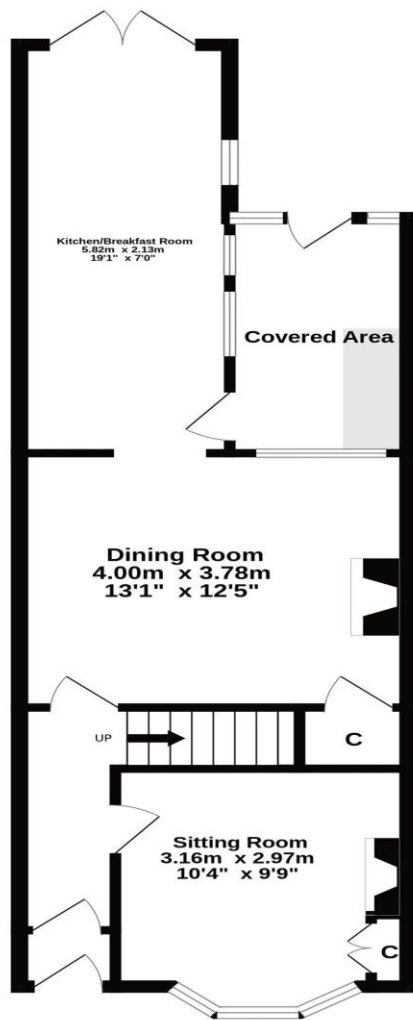
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

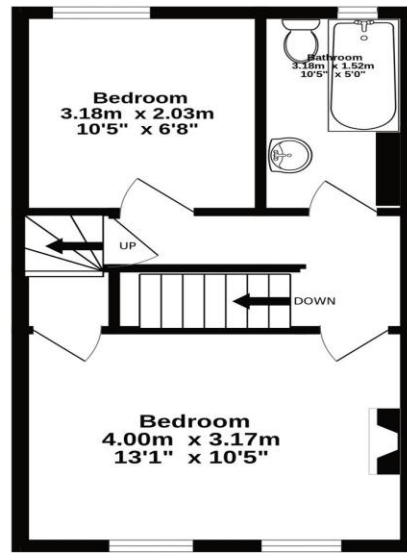
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

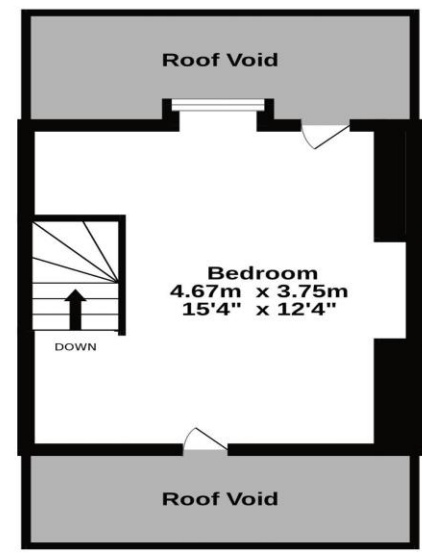
Ground Floor  
49.9 sq.m. (537 sq.ft.) approx.



1st Floor  
30.5 sq.m. (329 sq.ft.) approx.



2nd Floor  
18.4 sq.m. (198 sq.ft.) approx.



**TOTAL FLOOR AREA : 98.8 sq.m. (1063 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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15 Rookery Terrace is a three bedroom mid terrace Victorian property with front and rear gardens situated on a quiet path within walking distance of the town centre and local amenities.

The property comprises in brief; steps leading to the front door with a further door into the hallway with original tiled flooring and access into the sitting room at the front of the property with a bay window and feature fireplace along with stairs rising to the first floor. The second reception room/dining area benefits from a log burner, under storage cupboard and access into the kitchen/breakfast room offering wall and base units for storage, a white Belfast sink, integrated single oven with an induction hob and extractor above, an integrated undercounter fridge and space for a washing machine. There is an area allocated for dining furniture and French doors leading to the garden. A door leads to a lean-to which provides electric sockets for remaining white goods and access to the rear garden.

The first floor offers a double bedroom to the front of the property with a sink, feature fireplace and two windows overlooking the front and a single bedroom overlooking the rear garden. These rooms are serviced by the recently renovated family bathroom with a white suite, double shower over the bath, heated towel rail and feature fireplace.

The attic room benefits from a window overlooking the front garden along with eaves storage.

Externally, the front of the property the property sits on an elevated plot with a small area of garden to the front and an enclosed rear garden predominantly laid to lawn along with a storage shed.

As is traditional with these properties, there is a right of way to the rear and you will have access over number 13 & 14 Rookery Terrace.

Please note: there is no parking available with this property however there is on street parking available on Mantle Street.



- Three bedrooms
- Two reception rooms
- Quiet location
- Walking distance to town centre
- Garden

