



LOCATION: Warren Street is situated on the popular Dobree Park development on the edge of Rockwell Green which has a good range of amenities including convenience store, public house, post office, Church, primary school and a fish and chip shop. There is a 15 minute walk along a footpath to the local leisure centre and a regular bus service to Wellington town centre which has a large range of both independently run shops and larger national stores to include the well renowned Waitrose. There are also an assortment of educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 9 miles distant. The M5 can be found just outside the town at Junction 26.

DIRECTIONS: From Wellington town centre proceed through the town in the Exeter direction into Fore Street which becomes Mantle Street. Follow the road out of Wellington for approximately 1 mile. At the traffic lights in Rockwell Green proceed straight over, turning next right into the Dobree Park. On entering the development, turn right as the road bears to the left into Warren Street and continue to bear round to the right where number 32 can be found towards the end of the cul-de-sac on the left hand side.

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/shunning.emblem.arranges

Council Tax Band: E

Construction: Traditional cavity construction with brick 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 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: 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>

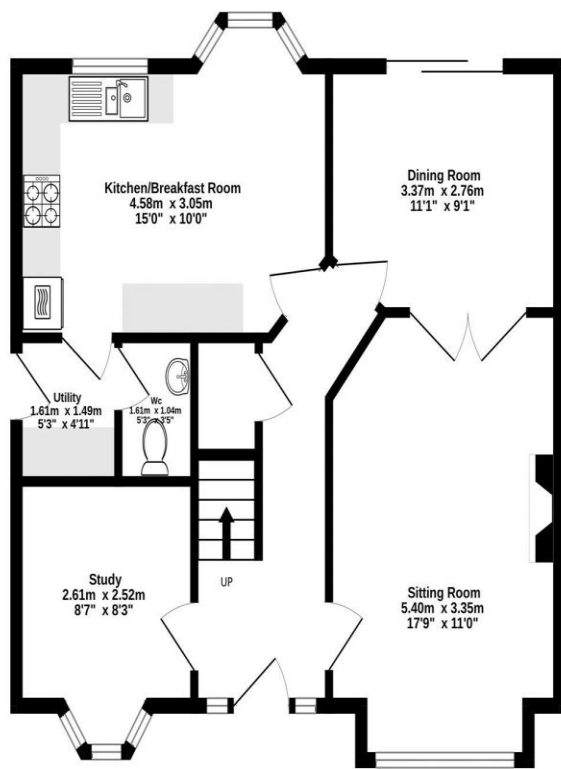
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

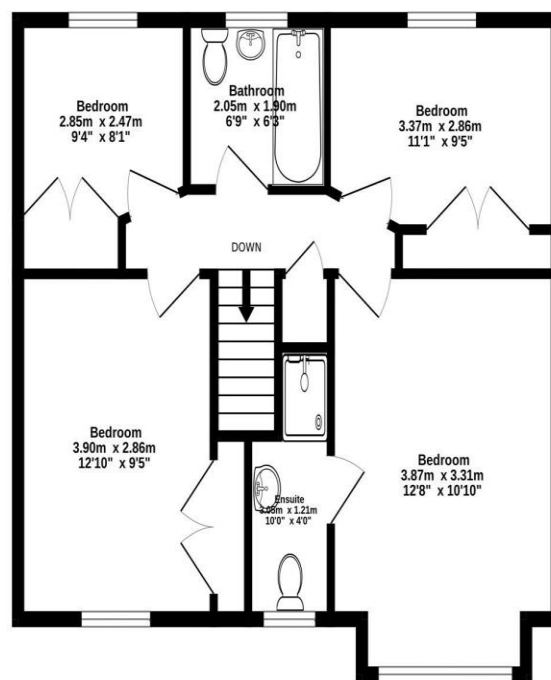
8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

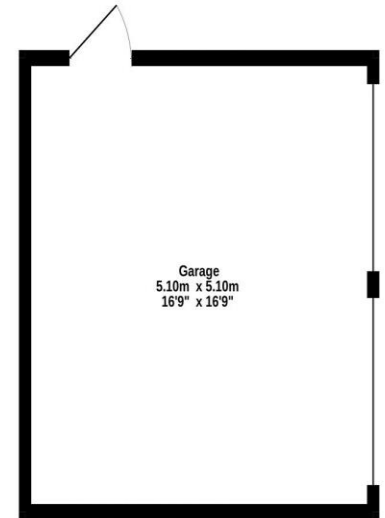
Ground Floor
59.2 sq.m. (637 sq.ft.) approx.



1st Floor
54.6 sq.m. (588 sq.ft.) approx.



Garage
26.0 sq.m. (280 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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 32 Warren Street to the market offered with no onward chain enjoying a tucked away corner plot position at the end of a cul de sac and benefitting from four bedrooms and a double garage with a larger than average rear garden.

The accommodation on offer briefly consists of a storm porch with uPVC front door leading into a generous hallway with stairs rising to the first floor. The sitting room overlooks the frontage and offers a gas fire with surround creating a real focal point to the room, double doors open into the dining room which is a perfect space for entertaining and provides plenty of space for everyday dining furniture and furthermore benefits from patio doors which allow for views over the rear garden. The generous kitchen is arranged to the rear and offers a range of matching wall and base units with tiled splashbacks and contrasting worktops along with space for a fridge, eye level oven, four ring gas hob with extractor over and views to the rear. The adjoining utility room provides additional space for further kitchen appliances along with a uPVC door to the garden. An additional reception room currently used as a study sits towards the front of the home and offers plenty of space for furnishings. Completing the ground floor is a useful cloakroom.

To the first floor there are four bedrooms with the master benefitting from a part tiled en-suite, the remaining bedrooms are serviced by the family bathroom offering a three piece suite.

Externally, the property enjoys a pleasant approach within a popular residential development with a similar mixture of three and four bedroom properties. The property is approached via the double driveway which leads to the detached double garage with up and over doors and is connected to power and lighting and offers plenty of eaves storage along with a personal door leading directly into the rear garden. The "L" shaped level rear garden enjoys a high degree of privacy and has nicely matured over the years and now provides a safe space for children and pets and enjoys an area of patio, a greenhouse and large carp pond along with mature planting and side gated access to the driveway. Offered to the market with no onward chain and perfectly placed for those choosing to commute with excellent road and rail networks to hand.



- NO ONWARD CHAIN
- Generous corner plot
- Spacious accommodation
- End of cul de sac
- Double garage and driveway parking
- Popular residential estate
- Gas central heating

