



**AGENTS NOTE:** There is a pedestrian right of access through the driveway from the neighbouring property.

**LOCATION:** Ardwyn sits on the South side of Wellington, surrounded by a similar mix of residential properties within walking distance of the town centre. 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 Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing right into Wellesley Park. Take the second turning on the right into the continuation of Wellesley Park. Continue along this road towards the end and the property can be found on the left 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.uk/grades.flick.depths](http://w3w.co.uk/grades.flick.depths)

**Council Tax Band:** C

**Construction:** Rendered 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:** 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>

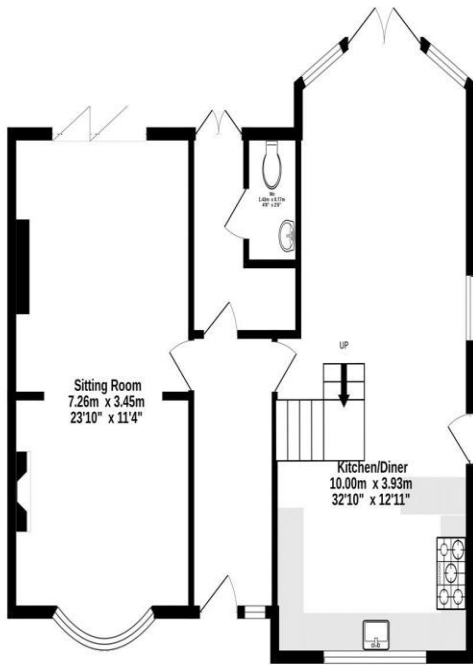
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

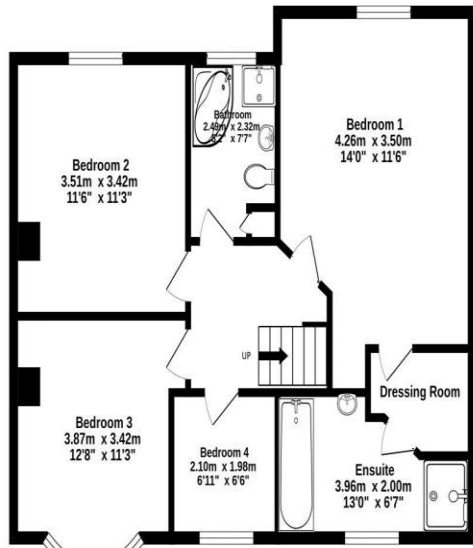
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

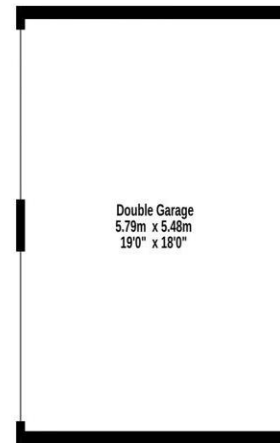
Ground Floor  
66.8 sq.m. (719 sq.ft.) approx.



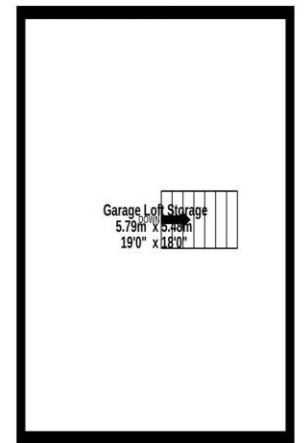
1st Floor  
63.4 sq.m. (683 sq.ft.) approx.



Garage  
31.7 sq.m. (342 sq.ft.) approx.



Garage Loft Storage  
31.7 sq.m. (342 sq.ft.) approx.



**TOTAL FLOOR AREA : 193.7 sq.m. (2085 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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Believed to date back to the mid 1940s, this substantially extended family home occupies a good size plot in this sought after location on the South side of Wellington. The house has a good deal of flexible accommodation and offers an exciting opportunity for an incoming buyer to move straight into their new home.

The accommodation comprises in brief; front door opens into a spacious entrance hallway with doors to the principle rooms alongside a useful utility and downstairs cloakroom. The sitting / family room is an open plan space providing ample room for various activities to take place, suiting a growing family's ever changing needs with recently fitted bi-fold doors opening out to the rear garden. The kitchen / dining room runs the depth of the property with triple aspect windows flooding the space with ample natural light, with exposed floor boards to the kitchen area. The kitchen itself is fitted with a comprehensive range of modern country style wall and base units with contrasting wooden work surfaces with a stainless steel sink with waste disposal inset, integrated double oven and gas hob with extractor over. There is further space for a free standing fridge / freezer. The remainder of this room is currently used as a dining / family room with a good size dining table and chairs alongside a settee, really creating a fantastic social and entertaining space which can be used all year round, particularly in the summer months given the French doors out to the garden.

Stairs rise and turn to the first floor accommodation where you will find the master suite comprising a good size double room with a dressing area and en-suite fitted with a bath and walk in shower. There are three further bedrooms of which two are doubles serviced by the family bathroom comprising a white suite with both corner bath and walk in shower.

Externally, the property has a double garage and ample off road parking whilst the main garden lies to the rear of the house and is predominantly laid to lawn with fence and hedge borders and a pond. A good size patio area adjacent to the house provides a fantastic space to sit out and relax or entertain family and friends given the Southerly aspect and the privacy afforded.



- Large family home
- 4 bedrooms
- Fantastic kitchen / dining / family room
- Double garage and ample off road parking
- Good size garden with pond
- Impressive living space

