

**LOCATION:** The property is set in a tucked away position off Pyles Thorne Road, an area regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose.

**DIRECTIONS:** From Wellington town centre proceed along South Street passing Wellington School and at the next mini roundabout bear left into Pyles Thorne Road. Follow this road taking a right into Pyles Thorne, just before the junction with the A38, where the property can be found on the right hand side as indicated by our For Sale Board.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale, 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.uk/rural.boot.note](http://w3w.co.uk/rural.boot.note)

**Council Tax Band:** C

**Construction:** Rendered external walls 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 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.

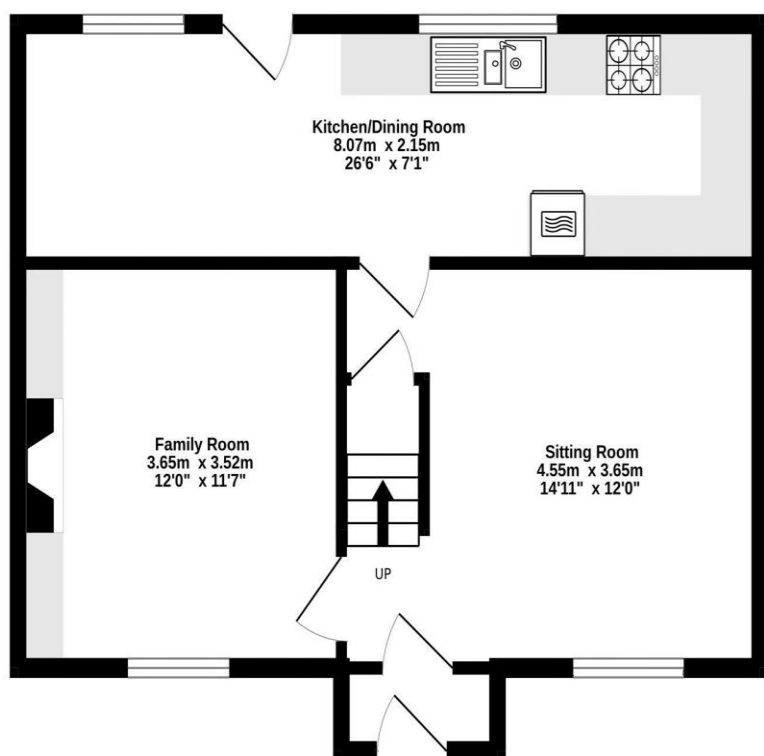
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

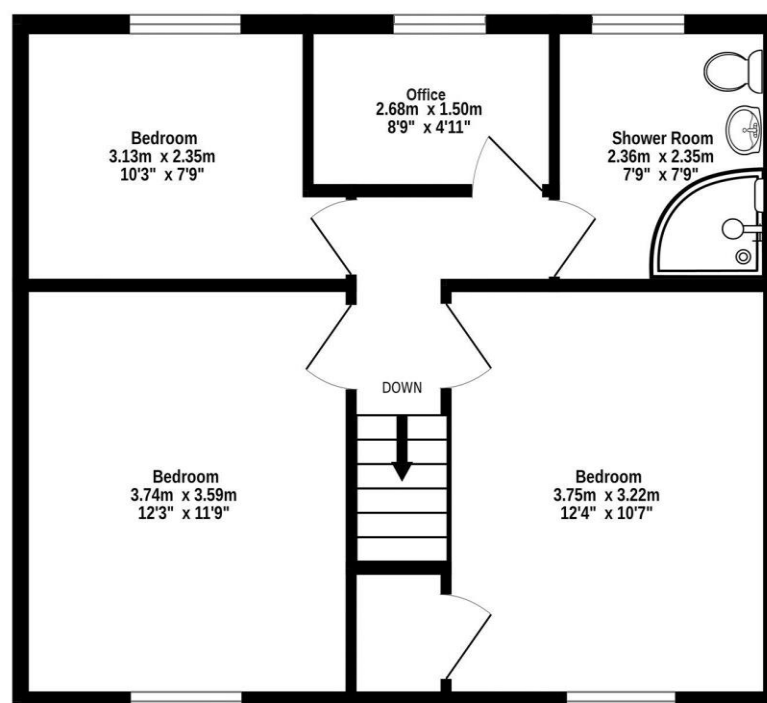
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information 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**  
47.6 sq.m. (512 sq.ft.) approx.



**1st Floor**  
49.8 sq.m. (536 sq.ft.) approx.



**TOTAL FLOOR AREA : 97.3 sq.m. (1048 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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Situated on the South side of Wellington, 6 Pyles Thorne is a three bedroom mid terrace cottage offering spacious accommodation and is offered to the market with **NO ONWARD CHAIN**.

Now in need of renovations, this home allows an incoming buyer to put their own stamp on this property in a pretty and secluded corner of the town.

The property comprises in brief; a door into a small porch with a further door into the sitting room looking to the front of the property with stairs rising to the first floor and access to the other principle rooms. The family room also overlooks the front and benefits from a fireplace. The kitchen/dining room spans the width of the property at the rear and offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks. There is a one and a half sink under the window, an eye level double oven and a space allocated for a fridge/freezer, washing machine and dishwasher. A wooden door leads to the rear garden.

The first floor comprises three bedrooms which are serviced by the family shower room along with a further room suitable for an office.

Externally, the front of the property offers an area of garden and features a path to the front door whilst the rear garden is fully enclosed and provides an area for seating.



- South side of Wellington
- Three bedrooms
- Courtyard garden
- Two reception rooms
- Renovations required
- **NO ONWARD CHAIN**

