



**LOCATION:** Gillards Close is a smart and popular development in Rockwell Green on the outskirts of Wellington, with a good range of amenities to include convenience store, public house, local butchers, Church, primary school and a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities to include a Sports Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 8 miles distant and the M5 can be accessed just outside the town at Junction 26.

**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green turn left into Popes Lane and continue along this road, taking the first left into Andrew Allan Road. Follow the road along turning left into Gillards Close and then first left again where number 37 will 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 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///divisible.fades.horses](http://w3w.co///divisible.fades.horses)

**Council Tax Band:** B

**Construction:** Traditional cavity construction with a brick outer leaf under a tiled roof

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

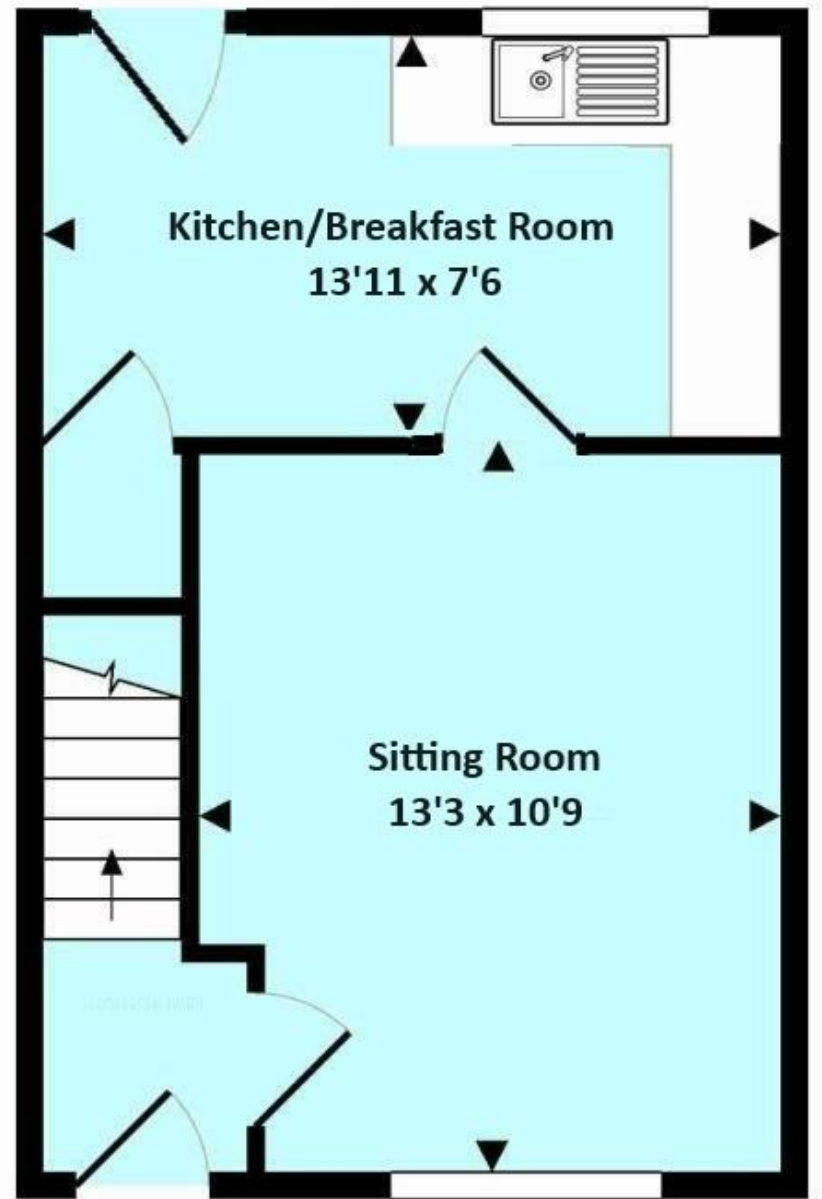
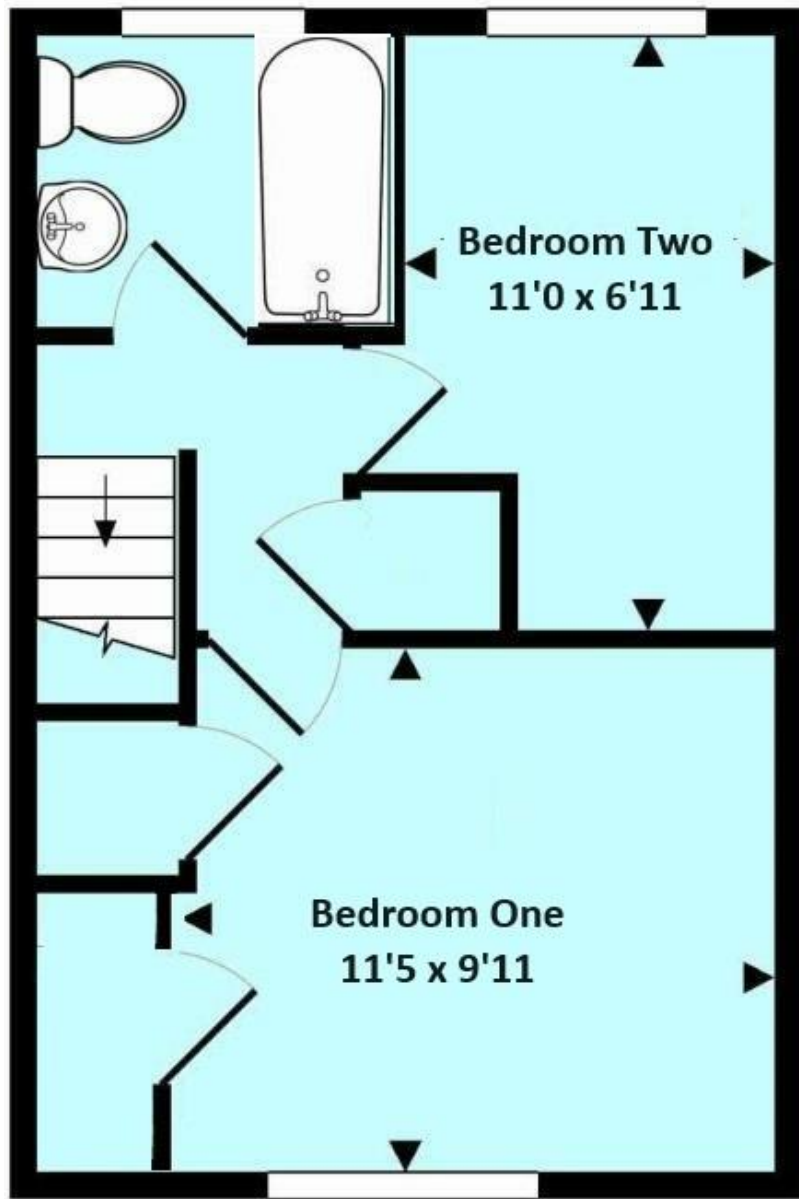
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



37 Gillards is a spacious two bedroom mid terrace house situated in a tucked away cul-de-sac position within a sought-after residential location. The property is in easy walking distance of a range of local amenities at Rockwell Green and has the benefit of being on the outskirts of Wellington with a full range of facilities. The house is offered to the market with vacant possession and no onward chain and would make an excellent first home, downsize opportunity or investment purchase.

The accommodation comprises in brief; front door opens into entrance hall with stairs rising to the first floor and a door through to the sitting room. The sitting room itself provides ample space for everyday furnishings with a picture window to the front elevation and a door through to the kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of wall and base units with space for all appliances, a useful breakfast bar area and space for a table and chairs in addition to a large storage cupboard and a door to the rear garden.

To the first floor there are two well proportioned bedrooms with the master benefiting from two built-in storage cupboards with an additional airing cupboard on the landing. The bedrooms are serviced by the family bathroom which is fitted with a three-piece suite with a shower over the bath.

Externally, the property is set back from the road with a small area of garden to the front whilst the main garden lies to the rear and has been designed with ease of maintenance in mind, predominantly laid to gravel and patio with a wooden storage shed whilst a pedestrian gate leads to off-road parking for two vehicles.



- Two bedroom terraced house
- Walking distance to local amenities
- Parking for two vehicles
- Rear garden
- Gas fired central heating
- NO ONWARD CHAIN

