

Location: Tone Hill is situated on the outskirts of Wellington. Wellington town centre is approximately 1 mile distant with a good range of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good assortment of educational, recreational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station. The M5 can be accessed via Junction 26 just outside the town.

Directions: From our Wellington town centre office proceed in the Exeter direction turning right at the main town centre traffic lights into North Street. Continue along this road for approximately a mile as it becomes Waterloo Road and Station Road. Pass over the railway bridge and continue along until you reach the bend in the Road and turn right into Tone Hill where the property will be found after a short distance on the left hand side as the road bears around to the right 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 West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

Property Location: w3w.co//tells.suppose.hazelnuts

Council Tax Band: B

Construction: Brick under slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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>

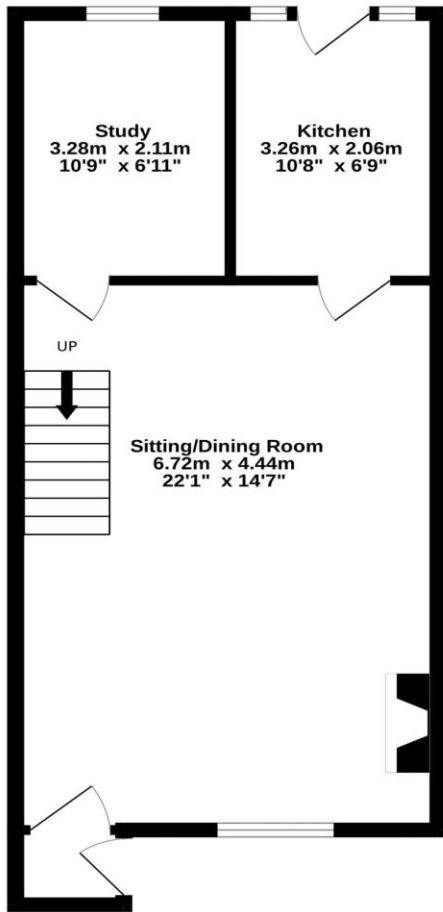
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

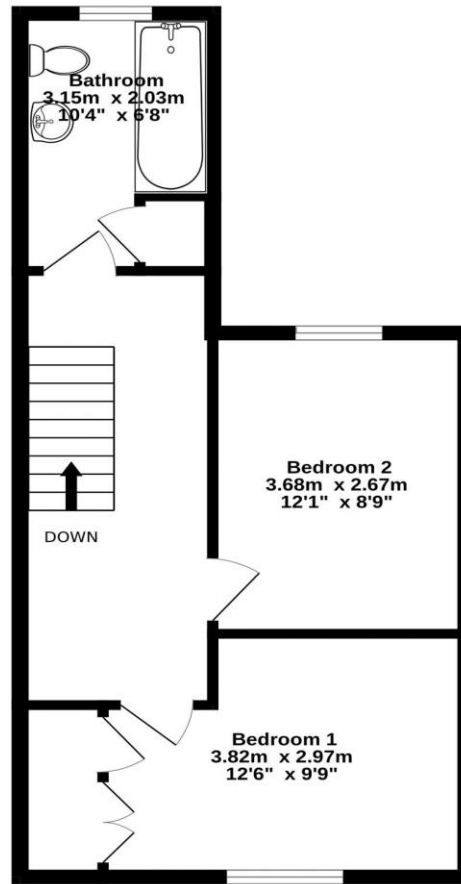
8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

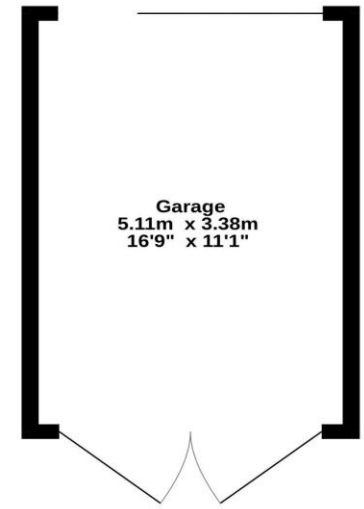
Ground Floor
44.8 sq.m. (483 sq.ft.) approx.



1st Floor
39.1 sq.m. (421 sq.ft.) approx.



Garage
17.3 sq.m. (186 sq.ft.) approx.



TOTAL FLOOR AREA : 101.3 sq.m. (1090 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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53 Tone Hill is a generous two double bedroom period terraced property, sitting within a popular residential street offering a lovely long garden with rear access to the garage.

The accommodation is arranged over two floors and briefly comprises an entrance porch leading to the large open plan sitting/dining room overlooking the front aspect and from this room the stairs rise to the first floor. The kitchen is situated at the rear of the property and offers a comprehensive range of matching wall and base units with tiled splashbacks and contrasting worktops. There is a space for a fridge/freezer and washing machine, along with a built in oven and a gas hob with extractor above. This room enjoys lovely views over the garden and beyond to the countryside. From the sitting/dining room you step down into the study which in the past has also been used as a third bedroom.

To the first floor there are two double bedrooms serviced by the tiled family bathroom with a three piece white suite with a shower over the bath. The bathroom is accessed via a step down from the landing.

Externally, the property sits within a similar mixture of properties and enjoys a small enclosed gravel frontage leading to the entrance porch. The rear garden has an area of patio leading to a level lawn stretching to the garage which has been connected to power and mains water.

The property is offered to the market with NO ONWARD CHAIN.



- Character property
- Two double bedrooms
- Garage
- Walking distance to local amenities
- Gas central heating
- Long garden
- NO onward chain