



LOCATION: The property is located approximately 1 mile from the Wellington town centre on the Northern fringe therefore only a short distance from adjoining countryside where there are numerous walks only a short stroll away including the Wellington Basins, the local swimming pool and sports centre with other various outdoor facilities located close by. 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 that include 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 and has a main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed to the town centre traffic lights turning right into North Street. Continue along the road which becomes Waterloo Road and then Station Road. Cross the railway bridge and shortly afterwards the property can be found on the right hand side opposite "One Stop" as indicated by our For Sale Board.

LEASEHOLD INFORMATION: We understand from the current owner that the length of the lease is 125 years from 1994. **MAINTENANCE AND SERVICE CHARGES:** The current service charge is approximately £126.50 per annum which includes the building insurance, **GROUND RENT:** £10 per annum. (correct as of 22nd May 2024).

AGENTS NOTE: There are shared pathways to the property and to the side aspect.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, 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//appendix.unscrew.trending

Council Tax Band: A

Construction: Brick under slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 327 Mbps download and 50 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>

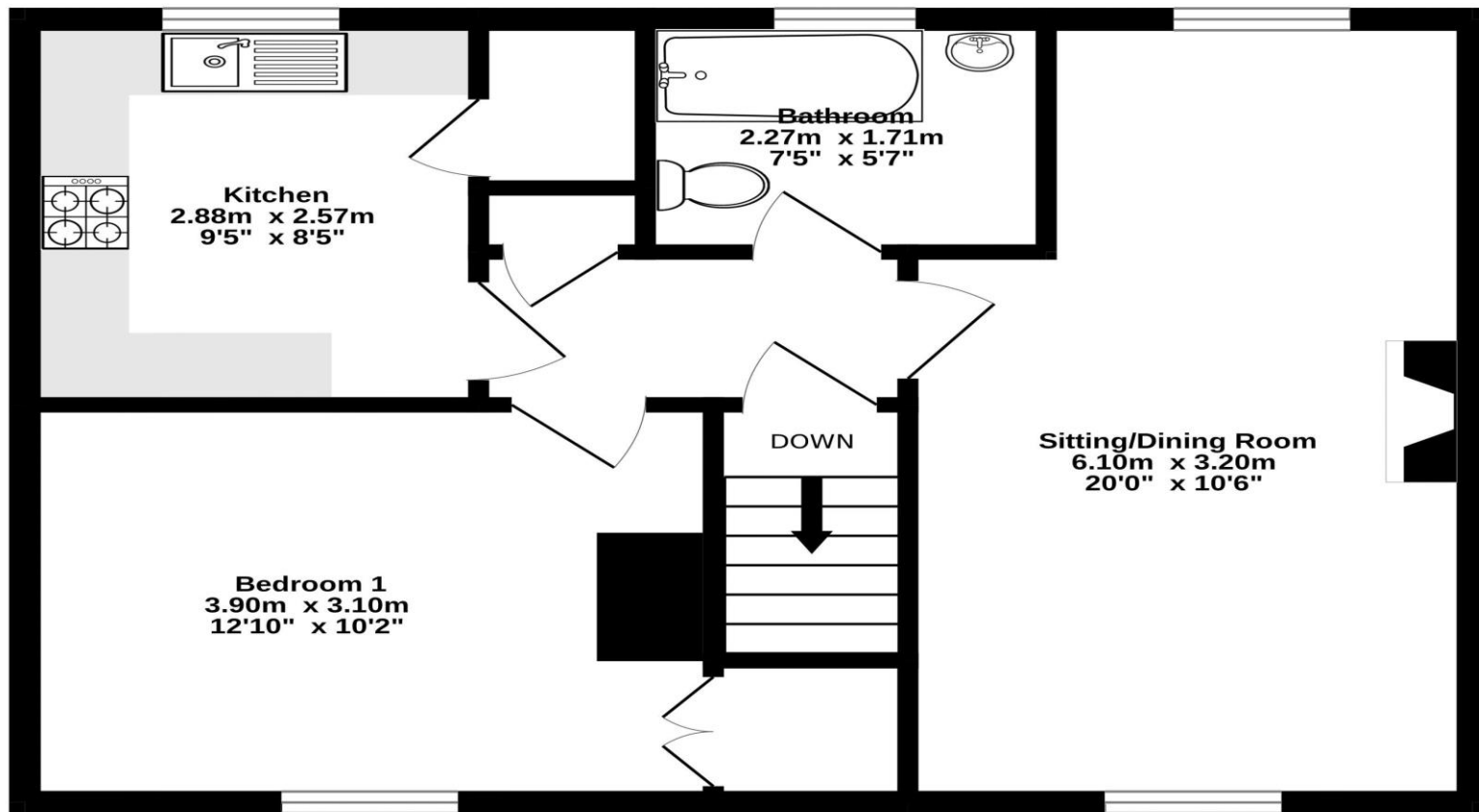
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



TOTAL FLOOR AREA : 49.0 sq.m. (527 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**

A deceptively spacious one double bedroom first floor apartment with the added benefit of a low maintenance rear garden, neutrally decorated throughout and offered to the market with **NO ONWARD CHAIN**.

Steps lead into the accommodation which briefly comprises a hallway with stairs rising to the apartment. The main dual aspect sitting/dining room overlooks the front aspect and is flooded with natural light and further benefits from a working fireplace creating a real focal point to the room. The double bedroom also overlooks the frontage and is generous in size offering plenty of space for furnishings and has the added benefit of a large over stairs cupboard. The kitchen is situated at the rear and offers a good range of matching wall and base units with ample space for all kitchen white goods, there is also a useful pantry perfect for storing everyday essentials. Servicing the bedroom is a family bathroom offering a three-piece white suite with shower over the bath and complemented by a heated towel rail.

Externally, the property is set back from the road and approached via a lane servicing a few neighbouring properties and offers on street parking. A pathway leads to the front door, there is an area of frontage laid to gravel and enclosed along with a path leading around the side of the property leading to the level fully enclosed rear garden which has been designed with low maintenance in mind and laid to gravel. This area also offers a coal shed and further outdoor storage area perfect for housing bins and garden furniture.

This home is warmed by gas central heating and has the added benefit of uPVC windows and sits within a short stroll to the town centre. It has been lovingly cared for and is presented in excellent decorative order throughout.



- **NO ONWARD CHAIN**
- **First floor apartment**
- **Low maintenance garden**
- **Neutrally decorated throughout**
- **Tucked away in quiet location**