



LOCATION: The property is located approximately one mile from Wellington town centre (flat walk) in the Tonedale area of town, with direct access to the Somerset countryside and lots of walks from the front door, including the Wellington Basins, woodland, the local swimming pool, sports centre and Wellington Park, which features regular concerts at the weekend. On the 'doorstep' you have a One Stop supermarket and a café/coffee roasters and artisan bakery. A regular bus service to Wellington town centre and onto Taunton via Musgrove hospital stops at the end of the road. Wellington is a popular market town with a buzzing high street consisting of both independent and chain stores, including an award-winning butcher, several cafés, pubs (including a beautifully converted Wetherspoons), restaurants and takeaways. The centre has several supermarkets, including a Waitrose, while there is a Lidl on the edge of town. Regular food markets are hosted during the summer and autumn. As well as local schools, leisure facilities include a sports centre, cinema, the Cleve Hotel & Spa and a local steam railway that runs to the Somerset coast. From the landmark Wellington Monument there are extensive views across the Blackdown Hills – classified as an area of outstanding natural beauty – with many villages, pubs and restaurants to visit. The county town of Taunton is only seven miles away with a mainline station putting London within reach in under two hours. In addition to the regular bus service, the M5 is only five minutes' drive away. A Falcon/Megabus service runs regularly to Bristol airport from opposite Lidl, 24x7. The Somerset coastline, with popular resorts such as Watchet, Minehead and Porlock is under 20 miles away, while the East Devon/Dorset coastline is less than 30 miles drive.

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).

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 a 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>

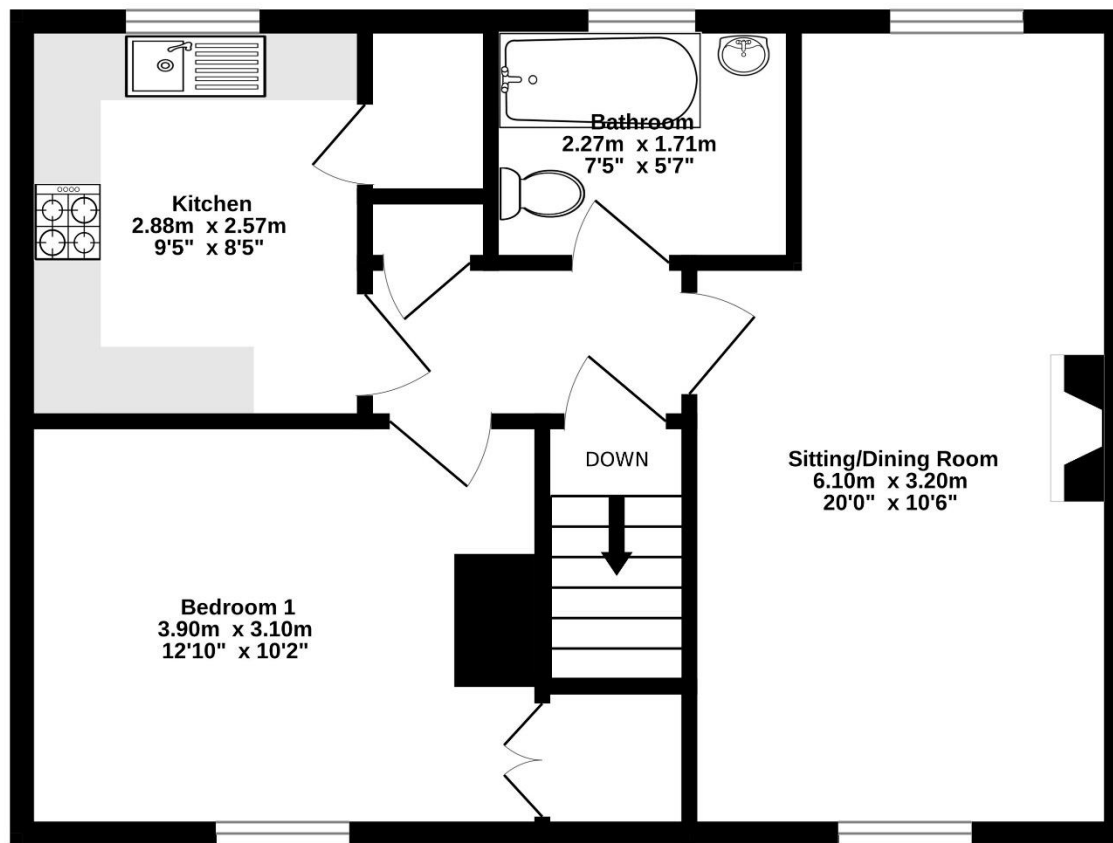
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

4. 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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A spacious one double bedroom first floor apartment that could readily be converted to a two bedrooms, complete with low maintenance rear garden, additional storage and NO ONWARD CHAIN.

The apartment is fitted with gas central heating and uPVC windows. Steps lead into the apartment, with a hallway and stairs rising to the accommodation. The dual aspect sitting/dining room is flooded with natural light and has a working fireplace, creating a real focal point to the room. It could also easily be partitioned to create a second bedroom, while still retaining a good-sized lounge, should the buyer prefer more accommodation. 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, which are included in the price (washing machine/dryer, cooker and fridge-freezer). There is also a useful pantry, perfect for further storage.

The double bedroom overlooks the front and is generous in size, offering plenty of space for furnishings and has the added benefit of a large over stairs cupboard. Across from the bedroom is a family bathroom consisting of a three-piece white suite with shower over the bath and heated towel rail.

Externally, the property is set back from the road and approached via a close servicing just eight properties, with ample on street parking. A short pathway leads to the front door, where there is an area laid to gravel, along with a path leading around the side of the property. Here you will find a level, fully enclosed rear garden laid to gravel. A coal shed and further outdoor storage are perfect for housing bins and garden furniture.



- NO ONWARD CHAIN
- First floor apartment with possibility of creating second bedroom
- Low maintenance garden and storage
- Neutrally decorated throughout
- Tucked away in quiet location but close to local amenities
- Gas central heating

