

LOCATION: 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 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 with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our office proceed to the Wellington town centre proceed in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on the left and take the second turning left into Champford Lane. Continue along this road and take a right onto Farthings Pitts where the property 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.uk/ranch.workroom.angel

Council Tax Band: B

Construction: Brick and stone construction with a part rendered outer leaf

Broadband and mobile coverage: We understand that there is good 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: 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>

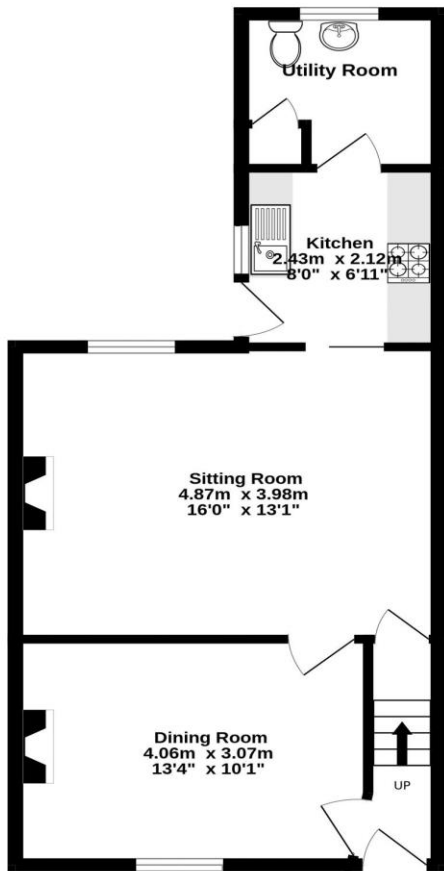
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

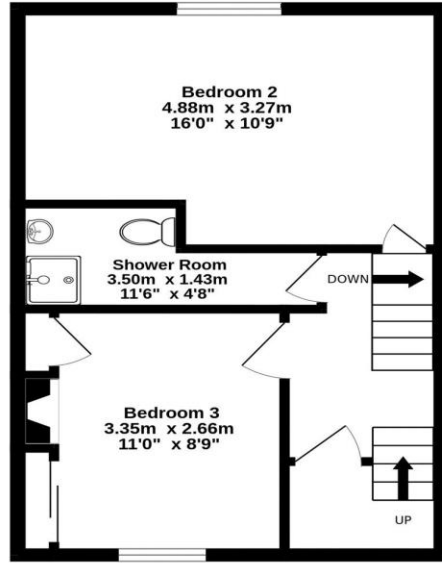
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

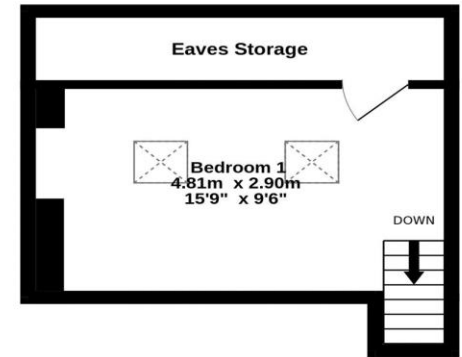
Ground Floor
44.0 sq.m. (473 sq.ft.) approx.



1st Floor
35.9 sq.m. (387 sq.ft.) approx.



2nd Floor
19.1 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA : 99.0 sq.m. (1065 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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4 Farthings Pitts is a well presented three bedroom mid terrace character property situated on the South side of Wellington with countryside views yet just a short walk away from the town centre and local amenities.

The property comprises in brief; a dining room with a fireplace and access to the sitting room with a log burner, under stairs storage and a door into the kitchen. The kitchen offers wall and base units for storage, space for appliances and access to the garden and utility room with a w/c and hand wash basin.

The first floor features two double bedrooms with bedroom two being a large double overlooking the rear garden and bedroom three overlooking the front. The family shower room has been modernised to feature a double shower, heated towel rail and two extractor fans.

The second floor attic room has been converted to a bedroom with two Velux windows and plenty of eaves storage.

Externally, there is on street parking at the front of the property along with a wrought iron gate to the front entrance. The rear is predominately laid to lawn and patio, reached via steps, with a mosaic tile border providing an eye catching focal point.

Benefiting from uPVC double glazing and gas central heating the property offers an excellent family home or downsize opportunity.



- Recently renovated
- Three bedroom character property
- South side of Wellington
- Two reception rooms
- Modern bathroom
- Enclosed rear garden
- Full roof replaced in 2018

