



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 in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along with road until it becomes Waterloo Road, turning right into George Street. Proceed along this road where No.37 can be found a short distance 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///just.blink.into

Council Tax Band: B

Construction: Brick construction under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Rivers and the Sea: very low **Surface Water:** high **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

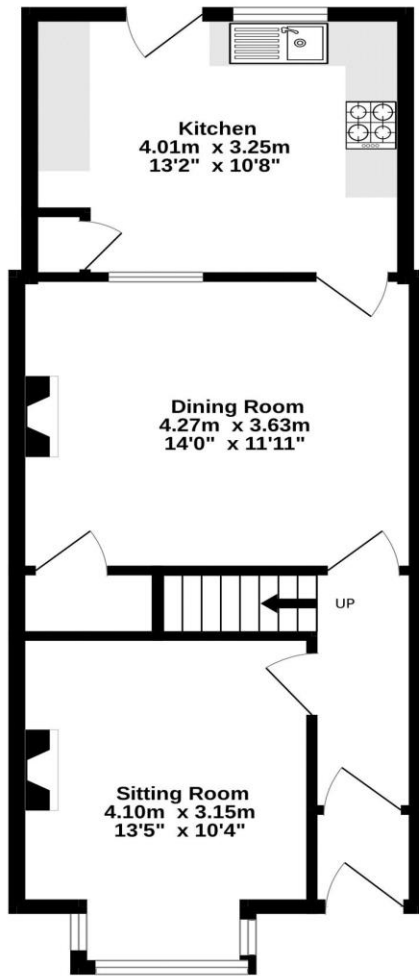
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

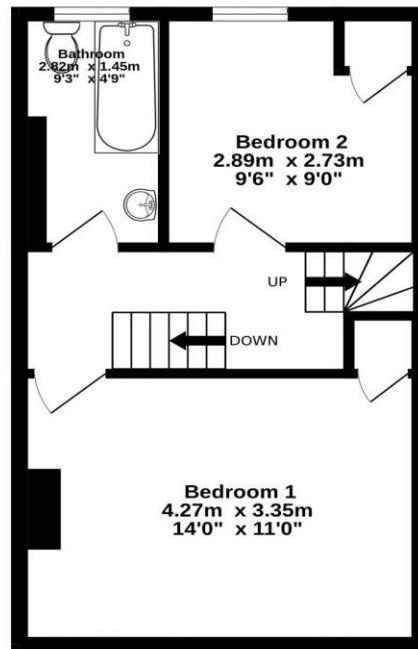
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

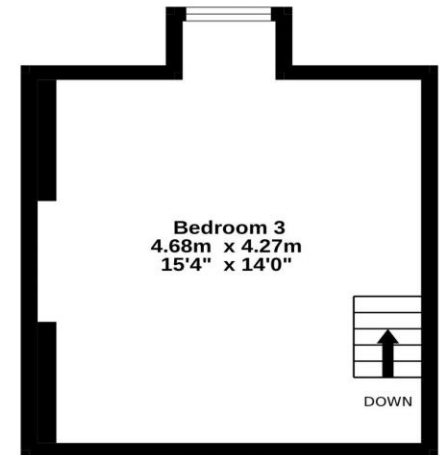
Ground Floor
46.9 sq.m. (505 sq.ft.) approx.



1st Floor
32.6 sq.m. (351 sq.ft.) approx.



2nd Floor
20.2 sq.m. (217 sq.ft.) approx.



TOTAL FLOOR AREA : 99.8 sq.m. (1074 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 delightful three bedroom mid terrace character red brick home situated in a popular residential street within walking distance of Wellington town centre. The property is now offered to the market with **NO ONWARD CHAIN**.

The accommodation comprises in brief; front door opens into the entrance hallway with stairs rising to the first floor and doors to the principal rooms.

The sitting room lies to the front of the property with a bay window and open fireplace, whilst sitting centrally is a second reception room, currently used as a dining area, with ample space for furnishings, an under stairs storage cupboard and open fireplace.

To the rear of the property, the kitchen is fitted with a comprehensive range of wall and base units with space for a cooker, washing machine and fridge/freezer with a door to the rear garden.

To the first floor there is a spacious double bedroom and a single serviced by the family bathroom which is fitted with a three piece suite. To the second floor there is an additional double bedroom with a dormer window.

Externally, the property is set back from the road with a small front garden whilst the main garden lies to the rear and is predominantly laid to lawn. As is the norm with this style of property, there is a right of way for access across the rear. On road parking can be found in the street.



- **3 bedroom terraced character property**
- **Long rear garden**
- **Walking distance to the town centre**
- **Gas fired central heating**
- **NO ONWARD CHAIN**

