



DIRECTION:

From our Wellington office, proceed in the Exeter direction to the town centre, turning right at the traffic lights into North Street. Continue along this road as it becomes Waterloo Road and then Station Road. 15 High Path can be seen set up from the roadside on the left-hand side, as indicated by our For Sale board

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

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 County Council, County Hall, The Crescent, Taunton, TA1 4DY

Property Location: w3w.co//isolated.undercuts.global

Council Tax Band: D

Construction: Brick 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: Surface Water: low **Rivers and the Sea:** 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>

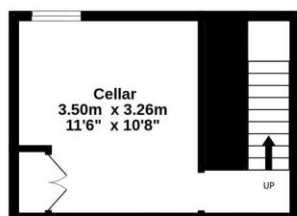
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

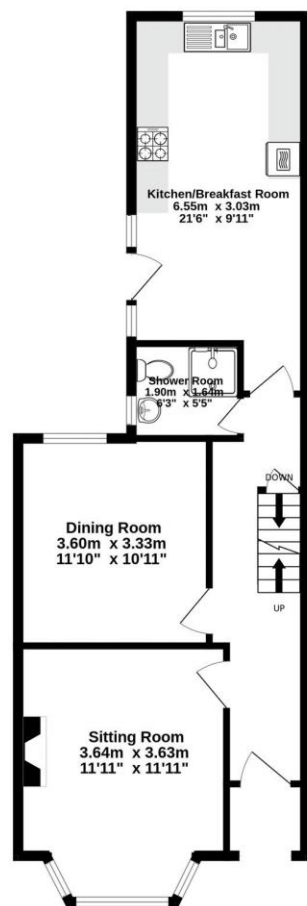
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Cellar
15.3 sq.m. (165 sq.ft.) approx.



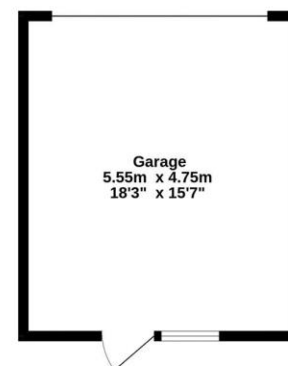
Ground Floor
59.7 sq.m. (642 sq.ft.) approx.



1st Floor
46.4 sq.m. (500 sq.ft.) approx.



Garage
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 147.8 sq.m. (1591 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 substantial 3 bedroom brick built semi-detached house built in 1890 offering a mixture of character and a sensitive blend of modern day living enjoying gas central heating, generous room sizes indicative of its era with the added benefit of a pretty cottage style garden and detached garage and parking.

Sitting proudly on an elevated plot in a well-regarded and sought after location, the accommodation which is arranged over two floors briefly comprises a porch leading via an ornate entrance door decorated with original stained glass leading into a spacious hallway with decorative tiled flooring throughout and stairs rising to the first floor. The generous sitting room overlooks the front aspect and enjoys high ceilings, tall skirtings, a ceiling rose and picture and dado rail along with an open fire (currently capped) creating a real focal point to the room which is flooded with natural light via the large walk-in bay window. Adjoining the sitting room is the dining room which is almost a mirror image enjoying views over the rear garden. The kitchen is situated to the rear and immediately evident is the generous size of the room with an array of modern carefully chosen white wall and base units with contrasting worktops and tiled splashbacks. There is a 4-ring gas hob with extractor over along with a double eye level oven, space for a fridge and washing machine. This room is clearly the social hub of the home and enjoys views through the large picture window which overlooks the pretty garden, furthermore a uPVC door leads directly to the garden and covered patio/seating area. Completing the ground floor is a useful shower room which provides a corner shower cubicle, low level w.c, hand wash basin and heated towel rail. The home further benefits from a "tanked" useable cellar which would work well as a playroom or home office and enjoys some natural light and storage cupboard.

To the first floor there are three bedrooms and a small room used currently used as a study all of which benefit from original features, completing the internal accommodation is a family bathroom offering a white three piece suite with an electric shower over the bath.

Externally the front garden is approached by a wrought iron gate leading to a path to the front door. The front gardens are formal, have low maintenance in mind and enjoy an abundance of mature planting with the added benefit a side pedestrian locked gate leading to the rear. The delightful walled gardens are well-stocked and have been lovingly tended over numerous years providing mature planting and a mixture of raised flower beds, a greenhouse, vegetable plot, a formal lawn and a mature apple tree along with an undercover patio area which would be a great entertaining spot in the warmer months. The garage is situated to the rear of the garden and is accessed via a shared road and provides an electric up and over roller door, shelving, a useful workbench and electrics along with a personnel door into the rear garden. To the front of the garage there is a small hardstanding which has been used for parking for one vehicle.



- NO ONWARD CHAIN
- Distinctive Victorian property
- Wealth of character
- Detached garage and parking
- Walking distance to the town centre
- Cellar
- Pretty cottage style garden

