



**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 High Street office proceed in the Taunton direction passing through the traffic lights taking the first turning right into Buckwell. At the junction go left where the property will be seen on the left 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, solar panels (owned), telephone

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co///silly.gentle.bloomers](http://w3w.co///silly.gentle.bloomers)

**Council Tax Band:** D

**Construction:** Trusteel MKII with a rendered external leaf under a tiled roof. The extension is of traditional cavity construction with a rendered outer leaf.

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 81 Mbps download and 20 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.

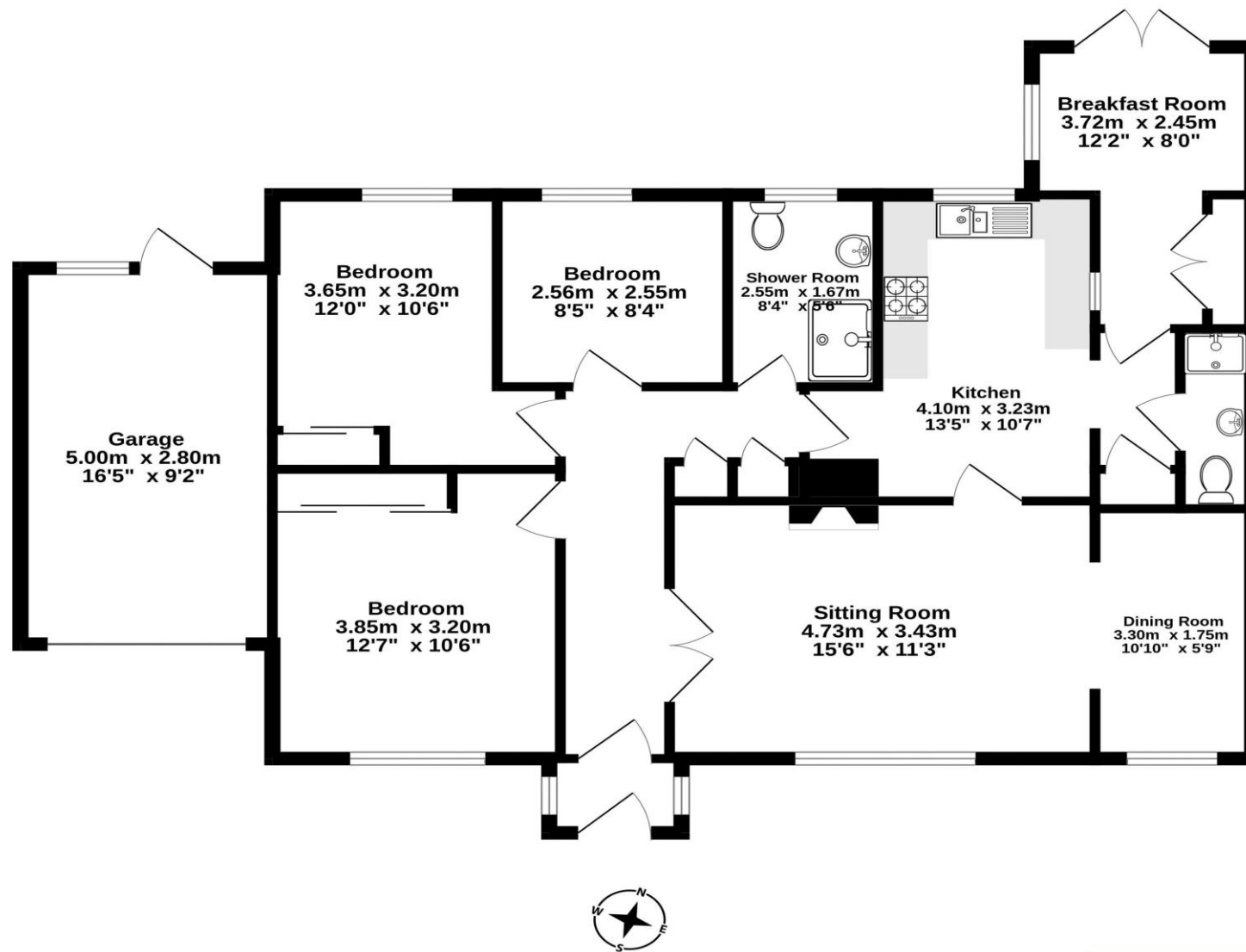
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

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.



**Ground Floor**  
101.1 sq.m. (1088 sq.ft.) approx.



**TOTAL FLOOR AREA : 101.1 sq.m. (1088 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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36 Buckwell is a surprisingly spacious 3 bedroom detached bungalow situated in an elevated plot position within close walking distance of Wellington town centre. The property enjoys a fabulous garden to the rear and is offered to the market with NO ONWARD CHAIN, now requiring some modernisation.

The accommodation comprises in brief; front door opens into the entrance porch leading into the hallway with access to all rooms and two useful built in cupboards. Double doors open into the sitting room which lies to the front of the property with a feature fireplace and ample space for furnishings. The connected dining room allows space for a table and chairs and additional furniture.

The kitchen is fitted with a comprehensive range of wall and base units with space and plumbing for appliances. An inner hall from the kitchen leads to the shower room and to the breakfast room which benefits from French doors directly into the garden.

The sleeping accommodation comprises two double bedrooms with fitted wardrobes and a generous single bedroom serviced by a shower room, designed as a wet room, fitted with a modern suite and a heated towel rail.

Externally, the property is set back from the road with a driveway providing parking, in turn leading to the garage with an electric roller door, light and power connected and both a window and rear personnel door. The front garden is laid to lawn with mature shrub borders.

Undoubtedly one of the main highlights of this property is the stunning rear garden which has clearly been lovingly tended over the years. Predominantly laid to lawn, the garden benefits from a range of different spaces to include mature flower and shrub borders, trees, vegetable beds and seating areas. In addition, there is a triple shed providing storage space and a potting area alongside a greenhouse and polytunnel.

N.B. The property is of Trusteel MKII construction with spray foam insulation. For further advice please contact Wilkie May & Tuckwood.



- Spacious three bedroom detached bungalow
- Garage and driveway parking
- Beautiful rear garden
- Close walking distance to Wellington town centre
- NO ONWARD CHAIN

