



LOCATION: Clifford Mews is a select cul-de-sac of modern 2 bedroom properties all with allocated parking. It is just a short walk to the town centre. Wellington has a good range of independently run shops and national stores to include the well renowned Waitrose. Wellington also has a good assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. The County Town of Taunton is approximately 8 miles distant and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction passing the church on the left hand side and take the next turning on the right into Priory. Continue along this road as it becomes Sylvan Road and take the turning on the right hand side into Scotts Lane. Continue along here passing the entrance to Waitrose and take the next turning on the right hand side into Clifford Terrace. Clifford Mews is immediately on the left hand side where the property will be found at the end of the cul-de-sac 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, telephone

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

Property Location: w3w.co///baker.finds.connects

Council Tax Band: B

Construction:

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 260 Mbps download and 40 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>

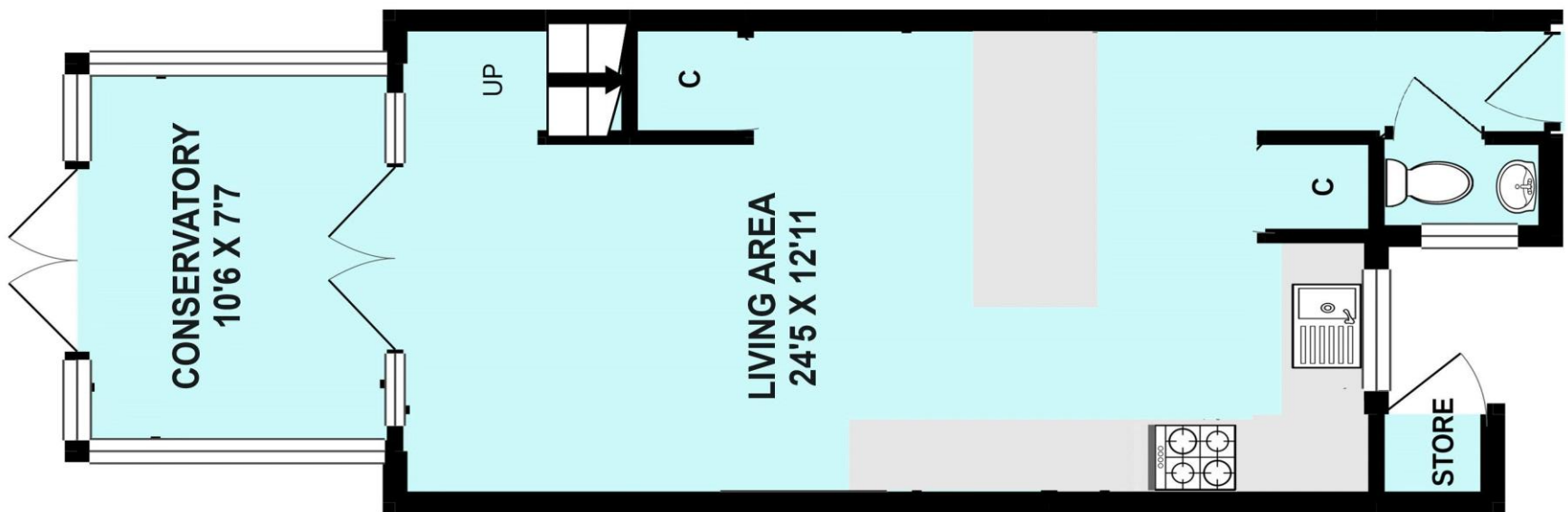
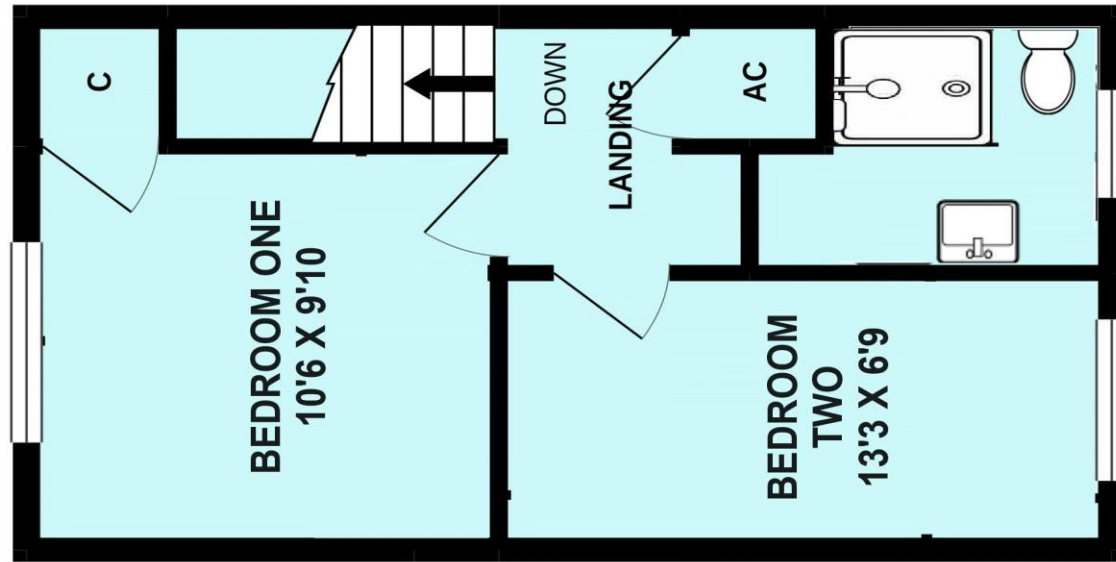
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



12 Clifford Mews is a beautifully presented two bedroom end of terrace house situated in a tucked away location yet just a short stroll from the centre of Wellington. The property benefits from a rear garden and off road parking.

The accommodation briefly comprises; front door opens into entrance hall with a door to the cloakroom and leading straight through to the living accommodation which is open plan in concept yet with defined areas allowing ample space for all everyday furnishings. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated double oven and fridge/freezer alongside space for a washing machine.

The dining area provides space for a table and chairs with a cleverly designed bench seat with additional storage drawers. In addition, the sitting area provides ample room to sit and relax with doors opening to the conservatory which in turn leads to the garden.

To the first floor there are two bedrooms with bedroom one benefiting from a built in cupboard and bedroom two fitted with a full range of wardrobes to create a dressing room. The recently refurbished shower room is fitted with a large walk in shower unit, low level WC and hand wash basin.

Outside, there is off road parking for two vehicles at the front of the property alongside useful storage spaces. The rear garden has been designed with ease of maintenance in mind and provides the ideal space to entertain guests.



- Stunning 2 bedroom home which has been renovated throughout
- Open plan living with additional conservatory
- Tucked away position close to the town centre
- Off road parking

