



**LEASE INFORMATION:** This property is LEASEHOLD, with a length of 999 years commencing from 2005. Ground rent is £250 per annum and the owner is required to pay 1/7th of the insurance and building maintenance.

**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 Wellington town centre office proceed in the Exeter direction continuing straight on at the town centre traffic lights, passing the Wellesley Cinema on your left hand side. A short distance after this you will find the property on your left hand side.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, gas central heating.

**Local Authority:** Somerset County Council

**Property Location:** [w3w.co.uk/trunk.selection.cuddling](http://w3w.co.uk/trunk.selection.cuddling)

**Council Tax Band:** A

**Construction:** Built with brick under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** high **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.

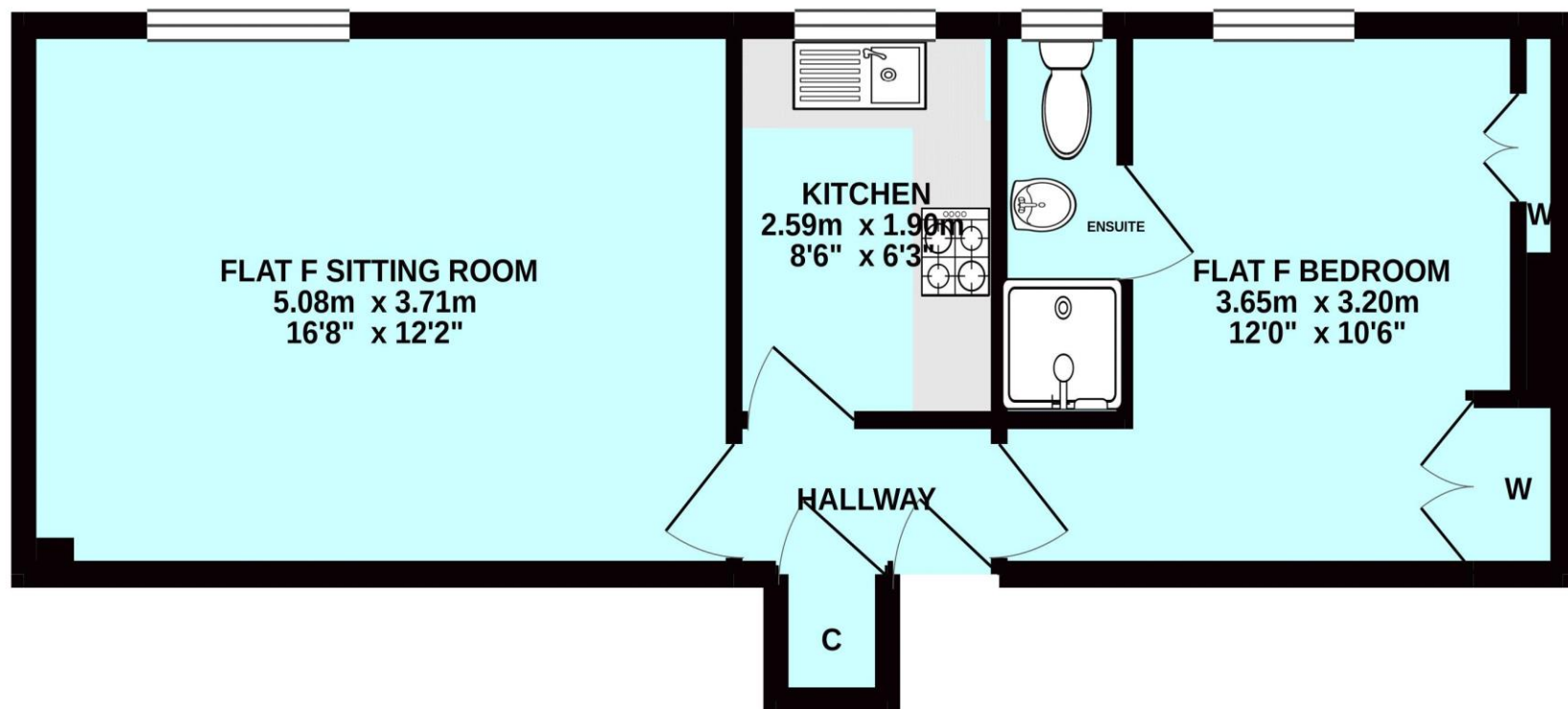
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.



## 2ND FLOOR 40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA : 40.9 sq.m. (440 sq.ft.) approx.  
Made with Metropix ©2021

A spacious, second floor, one double bedroom apartment having recently been redecorated now offering a new kitchen and en-suite. Offered to the market with **NO ONWARD CHAIN**.

Located in a central position and within a short walk to the town centre, this second floor apartment is approached via a communal front door with intercom entrance system which opens into a hallway with stairwell rising to all floors.

On the second floor a private door opens into an entrance hall which leads to all rooms and benefits from a good size hallway cupboard which is ideal for shoes and coats. The apartment is situated to the rear of the property and therefore enjoys a quiet position with the generous sitting room overlooking neighbouring gardens. The newly fitted modern kitchen offers a range of wall and base units with space for a washing machine, fridge and benefits from a new electric oven, inset induction hob with extractor over and has been cleverly designed to maximise the space.

The spacious main bedroom provides storage wardrobes which houses the boiler and offers plenty of shelving and hanging space whilst the adjoining new fitted fully tiled contemporary en-suite offers a walk in shower cubicle, hand wash basin set into a vanity unit, low level w.c and heated towel rail.

Externally the property is set back from the road leading into a communal area which also provides an area for bin stowage and steps to the front entrance. On road parking is available or a permit can be purchased for the local council car parks. This apartment is warmed by central heating and is perfectly placed for commuting with excellent road and rail networks to hand.



- Spacious apartment
- Short stroll to the town centre
- Character features
- New kitchen
- Recently re-decorated
- Second floor
- **NO ONWARD CHAIN**