



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 along South Street and at the second mini roundabout bear right into Wellesley Park. Continue along this road towards the end turning right into Barn Meads Road where number 37 can be found on the right hand side as indicated by our For Sale board.

AGENTS NOTE: The roof space is subject to a lease for solar panels of 25 years and 3 months which started in November 2011 the copy of which is available for inspection on request. We understand this generates electricity for the property with the surplus returning to the lessor.

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 (leased), telephone
Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk//flute.orbited.richly
Council Tax Band: C

Construction: Traditional brick cavity construction under a tiled roof
Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 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.



TOTAL APPROX. FLOOR AREA 73.9 SQ.M. (796 SQ.FT.)

Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only, not to scale. Made with Maptopix 2012

37 Barn Meads Road is a two bedroom semi-detached bungalow situated on the popular South side of Wellington with driveway parking for multiple vehicles, solar panels and far reaching views of Wellington Monument. This property is offered to the market with **NO ONWARD CHAIN**.

The property comprises in brief; a uPVC door into the hallway with a useful storage cupboard and access to most of the principal rooms. The living accommodation is positioned to the rear of the property with the sitting/dining room offering a feature fireplace and access to the kitchen. The kitchen offers plenty of wall and base units for storage along with an eye level double oven, four ring gas hob with extractor above and a stainless steel one and a half sink. There is a space provided for a fridge/freezer and washing machine and a door to the driveway. A conservatory sits off of the living room and provides access to the rear garden via French doors and a personal door into the garage.

The sleeping accommodation is situated at the front of the property overlooking the front gardens and benefitting from views of Wellington Monument. These rooms are serviced by the tiled family shower room.

Externally, the front of the property features a gravel garden with flower beds and a long driveway and car port leading to the garage. The rear garden is laid to patio with low maintenance in mind and is fully enclosed.



- **NO ONWARD CHAIN**
- **Two bedrooms**
- **Semi-detached**
- **Generous plot with plenty of parking**
- **Garage and car port**
- **Views of Wellington Monument**

