



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 turning left at the town centre traffic lights into South Street. On reaching the second mini roundabout bear right into Wellesley Park and take the second turning right into the continuation of Wellesley Park. Continue along to the end of this road and bear left at the mini roundabout into Swains Lane. Take the next turning on the right into Burrough Way. Follow this road which then bears around to your right and then at the next T Junction take the right shortly followed by the next right. The property can be located at the end of the cul de sac as indicated by our For Sale board on the left hand side.

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.

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

Property Location: w3w.co//remaining.requests loafers

Council Tax Band: F

Construction: Traditional cavity construction with a brick outer leaf under a tile roof.

Broadband and mobile coverage: We understand that there is good 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: high **Rivers and the Sea:** very low risk **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.

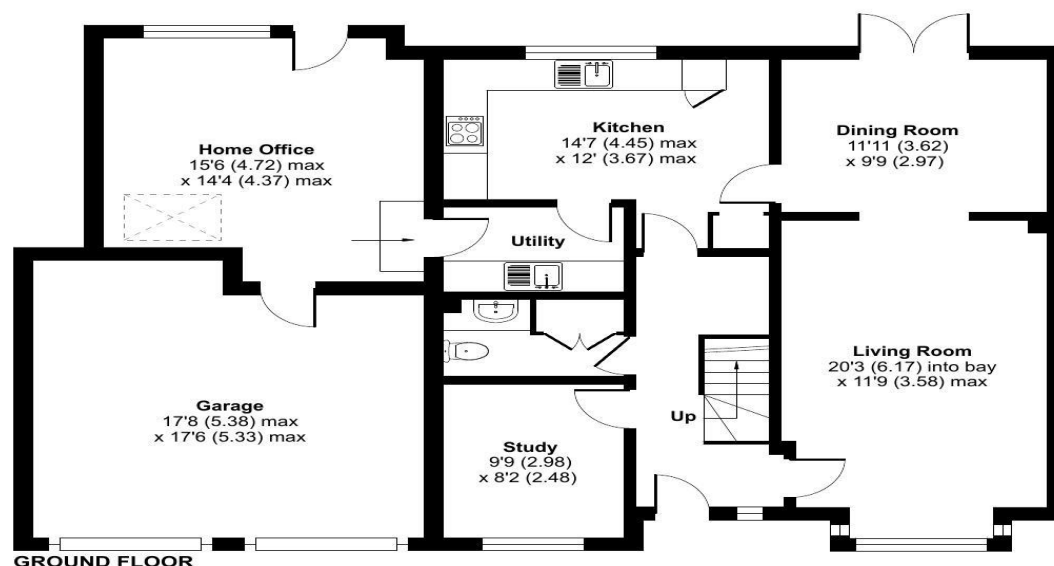
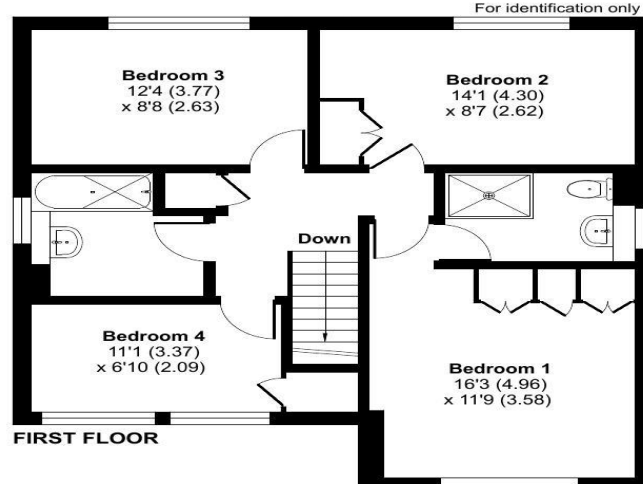
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Burrough Way, Wellington, TA21

Approximate Area = 1719 sq ft / 159.7 sq m
 Garage = 389 sq ft / 36.1 sq m
 Total = 2108 sq ft / 195.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1159234

Wilkie May & Tuckwood are pleased to offer 118 Burrough Way to the market with no onward chain and the added benefit of an open outlook towards a park. The extended and flexible accommodation provides four reception rooms, four bedrooms and a double garage.

The previously extended accommodation on offer briefly consists a storm porch with front door leading into a generous hallway with stairs rising to the first floor. The sitting room offers a lovely light aspect with an open outlook via a large walk-in bay window which overlooks a park. The dining room provides plenty of space for dining furniture along with views over the rear garden via patio doors. The kitchen is situated towards the rear of the property and offers a matching range of wall and base units with contrasting worktops and tiled splashbacks. There is a double eye level oven, four ring gas hob with extractor over along with space for a fridge/freezer and ample storage cupboards, furthermore a useful recess under the stairs is perfect for everyday essentials. This room is enhanced by lovely views via a picture window to the rear garden. The adjoining utility room provides plenty of space for additional kitchen appliances and gives access to the extension which is a lovely addition to the property and could be used for multiple purposes, this room is flooded by natural light via the Velux window. A door leads directly into the double garage which is connected to power and lighting and houses the wall mounted boiler, the garage offers one electric up and over door whilst the other door is a manual up and over. The last remaining reception room is used for a study and overlooks the front aspect, completing the ground floor is a useful cloakroom.

To the first floor there are four bedrooms with the master benefitting from a part tiled en-suite with a double walk-in shower cubicle, the remaining bedrooms are serviced by the family bathroom offering a three-piece white suite. Furthermore, three of the bedrooms have the advantage of built-in wardrobes.

The property is approached via a shared driveway at the end of quiet cul de sac which leads to an attached double garage, to the rear is a larger than average level and fully enclosed garden which has nicely matured over the years and provides a safe space for children and pets and is predominately laid to lawn with a generous patio area and an array of carefully chosen planting. The property enjoys a pleasant approach within a popular residential development on the South side of Wellington sitting within a similar mixture of three and four bedroom properties and is perfectly placed for those choosing to commute with excellent road and rail networks to hand.



- NO ONWARD CHAIN
- Extended detached house
- Tucked away location at end of cul de sac
- Overlooking park
- Double garage
- Flexible accommodation