



**DIRECTIONS:** From our Wellington office, proceed in the Exeter direction to the town centre, turning right at the traffic lights into North Street. Continue along this road as it becomes Waterloo Road and then Station Road. 16 High Path can be seen set up from the roadside on the left-hand side, as indicated by our For Sale board.

**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.

#### 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.uk/reduction.detail.shampoo](http://w3w.co.uk/reduction.detail.shampoo)

**Council Tax Band:** D

**Construction:** Brick construction under a slate roof

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 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.



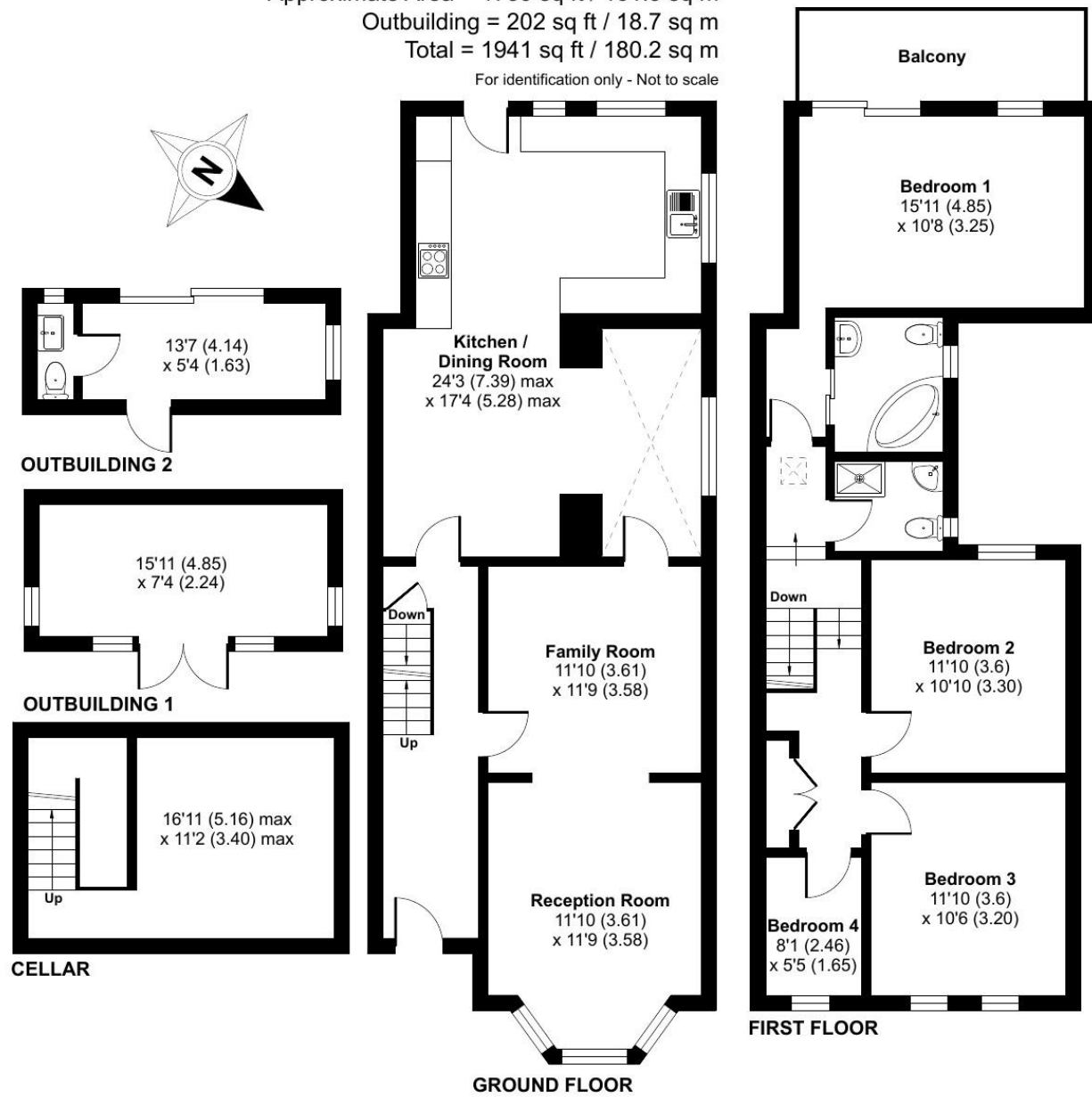
# High Path, Wellington, TA21

Approximate Area = 1739 sq ft / 161.5 sq m

Outbuilding = 202 sq ft / 18.7 sq m

Total = 1941 sq ft / 180.2 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: 1158483

16 High Path is a handsome semi-detached family home with a wealth of character, original features and sitting on an elevated plot within close walking distance of the town centre and benefitting from three bedrooms along with front and rear gardens and a double garage.

The property comprises in brief; a storm porch with original tiled flooring and a wooden door leading into the hallway with access to the main living accommodation which is separated in two via an arch. The front section enjoys a walk-in bay window looking out the front aspect along with a feature fireplace with a brick surround whilst the second area then leads into the study area and dining room which can also be accessed from the hallway. The kitchen is spacious with plenty of wall and base units for storage with contrasting worktops and tiled splashbacks, a stainless steel sink, eye level double oven, electric hob with extractor above and space provided for a fridge freezer. A door with a step down leads to a garden room with large patio doors and completing the downstairs accommodation is a useful cloakroom.

The first floor is spread across two levels with the first situated at the back with a master bedroom featuring a balcony overlooking the rear garden via patio doors. This room also benefits from an ensuite bathroom. On the second level, there are two further double bedrooms and an additional single which are serviced by the shower room along with two large built in wardrobes on the landing.

The property has the added benefit of a cellar providing additional space for white goods.

Externally, the front garden is accessed via a wrought iron gate and provides a path to the front door and flower beds. A gate leads to the rear garden which is partly laid to concrete and patio along with an abundance of well established flower beds. There is a storage shed and a double garage which offers a personal door with a further electric door to the main entrance which is accessed via Springfield Road.



- NO ONWARD CHAIN
- Distinctive Victorian property
- Detached double garage
- Balcony off main bedroom
- Pretty cottage garden
- Walking distance to town centre

