



**DIRECTIONS:** From our Wellington office proceed to the town centre traffic lights turning left into South Street, at the second mini roundabout bear left which becomes Pyles Thorne Road, turning second left which a continuation of Pyles Thorne Close turning second right into Elms Road. Continue along for approximately 300ft turning right into Blackmoor Road, again continue along for 200-300ft turning left which a continuation of Blackmoor Road, continue along the cul-de-sac where the property will be seen on the right hand side as indicated by our For Sale board.

**LOCATION:** Blackmoor Road is noted as one of the premier roads on the south side of Wellington and is a peaceful residential area with a mixture of both similar houses and bungalows. Beech Hill Stores is just a short distance from the property and Wellington town centre is also within easy walking distance. The town boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. 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 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/guitar.likely.syndicate](http://w3w.co.uk/guitar.likely.syndicate)

**Council Tax Band:** D

**Construction:** Render over block outer leaf with a brick plinth under a tiled roof.

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 68 Mbps download and 20 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.

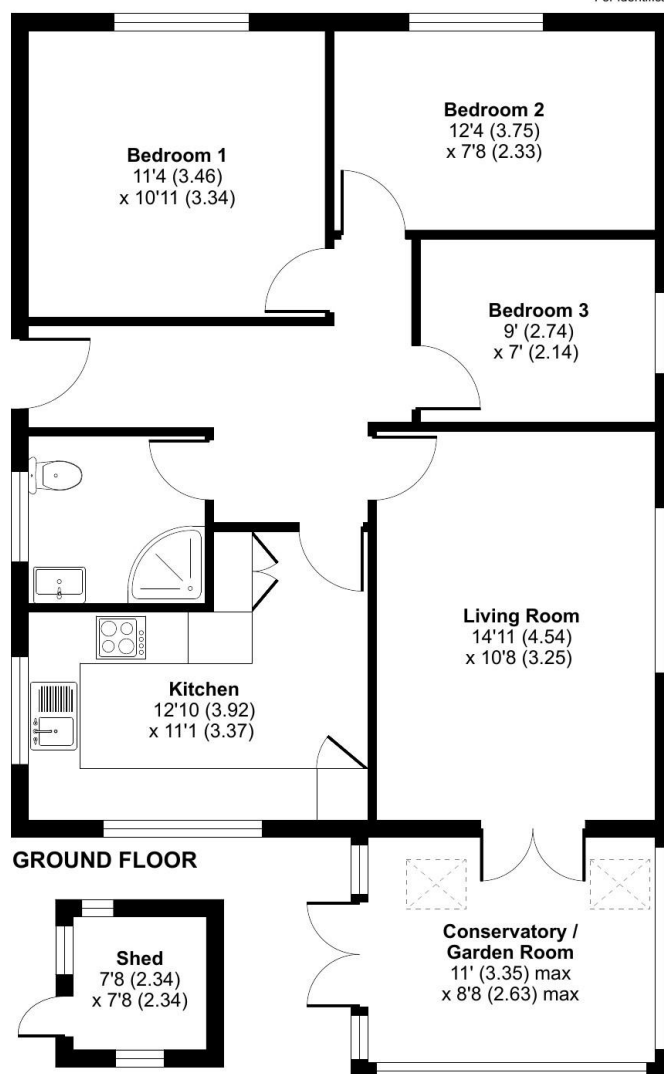
## Blackmoor Road, Wellington, TA21

Approximate Area = 834 sq ft / 77.4 sq m

Shed = 58 sq ft / 5.3 sq m

Total = 892 sq ft / 82.8 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). ©nische.com 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1161103

20a Blackmoor Road is a three bedroom detached bungalow situated on the popular South side of Wellington within walking distance of the town centre.

The property comprises in brief; a door into the hallway with access to the principal rooms. The kitchen benefits from plenty of modern wall and base for storage with contrasting worktops, a sink with a boil tap, integrated eye level double oven, microwave, induction hob, fridge/freezer and washing machine. There is also a space for a dishwasher and a breakfast bar with storage underneath. The living room features French doors into the conservatory which overlooks the rear garden.

The sleeping accommodation sits at the front of the property and these are serviced by the shower room with a vanity sink and heated towel rail.

Externally, the front of the property benefits from a block paved driveway with parking for two/three cars and a gate provides access to the rear garden which is predominately laid to lawn with flower beds and a storage shed.



- Three bedroom detached bungalow
- South side of Wellington
- Quiet cul-de-sac
- Short, level walk to town centre
- Driveway parking

