



**LOCATION:** Hyacinth Terrace is just a short stroll from Wellington town centre with a wide range of amenities to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also an assortment 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 the County town of Taunton which is approximately 7 miles distant with its mainline railway station, the M5 motorway can be accessed by Junction 26 just outside of Wellington.

**DIRECTIONS:** From the Wellington town centre traffic lights proceed along Fore Street which becomes Mantle Street where Hyacinth Terrace will be found on the right hand side as indicated by our For Sale board.

**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///struck.goat.observers](http://w3w.co///struck.goat.observers)

**Council Tax Band:** D

**Construction:** Brick and stone construction with a rendered outer leaf under a slate roof

**Broadband and mobile coverage:** We understand that there is limited indoor and good outdoor mobile coverage.

The maximum available broadband speeds are 74 Mbps download and 18 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.



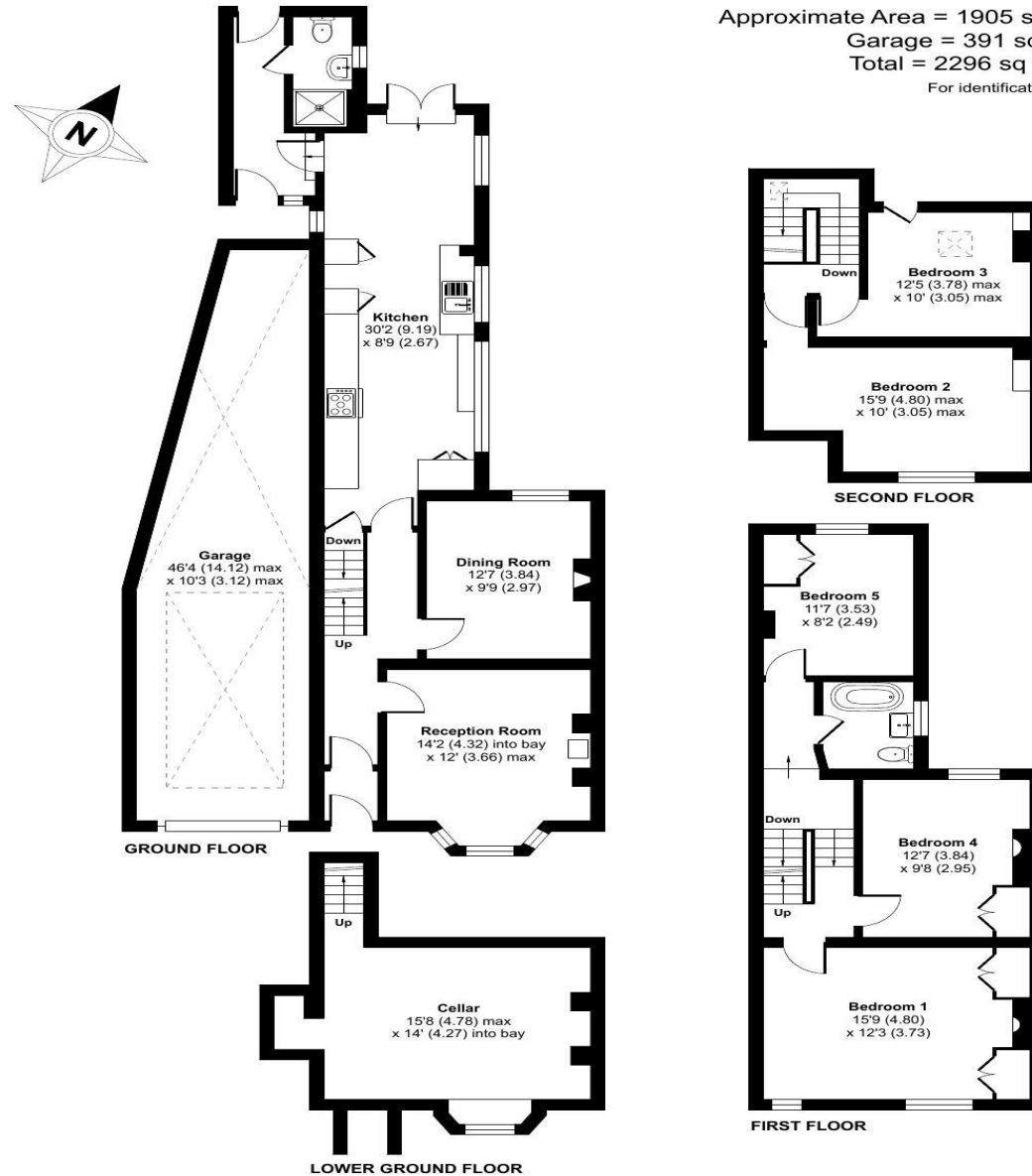
## Mantle Street, Wellington, TA21

Approximate Area = 1905 sq ft / 177 sq m

Garage = 391 sq ft / 36.3 sq m

Total = 2296 sq ft / 213.3 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: 1165910

A spacious 5 bedroom character property situated within easy walking distance of the town centre and benefiting from a delightful rear garden and an extended garage/workshop. An internal viewing comes highly recommended to fully appreciate everything that this home has to offer.

The accommodation is arranged over four floors and briefly comprises; front door opens into the entrance porch and in turn to the entrance hall with stairs rising to the first floor and doors to the principal rooms. The sitting room is located to the front of the property with a beautiful bay window and wood burning stove; whilst the dining room sits centrally and benefits from an original fireplace and window to the courtyard.

To the rear there is a large open plan kitchen/dining room with under floor heating and fitted with a comprehensive range of wall and base units with space for appliances and a dining area with doors to the rear garden. From the kitchen, there is a door to the cellar alongside access to the rear lobby which in turn leads to the shower room, garage and garden.

To the first floor there are three bedrooms alongside the family bathroom with an additional two bedrooms on the top floor.

Externally, the property is set back from the road with driveway parking and an extended garage with power connected and an electric roller door. The rear garden is predominantly laid to lawn with mature borders and a vegetable bed to the rear alongside a useful shed with power connected. Adjacent to the house there is a courtyard ideal for sitting out and relaxing.



- Large 5 bedroom family home
- Spacious garage/workshop
- Walking distance to Wellington town centre
- Rear garden
- Bathroom and separate shower room