



LOCATION: The property is located close to Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores such as the well renowned Waitrose within 50 yards of the apartment. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant where there is a mainline railway station. There is also ease of access to the M5 at Junction 26 which lies just outside Wellington.

DIRECTIONS ON FOOT: From our Wellington town centre office proceed in the Taunton direction passing through the traffic lights which is a continuation of the High Street, continuing down where the property will be seen adjacent to St John's School 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.uk/desktops/finishers.goggles](https://www.w3w.co.uk/desktops/finishers.goggles)

Council Tax Band: B

Construction: Brick under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 62 Mbps download and 12 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: medium

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:

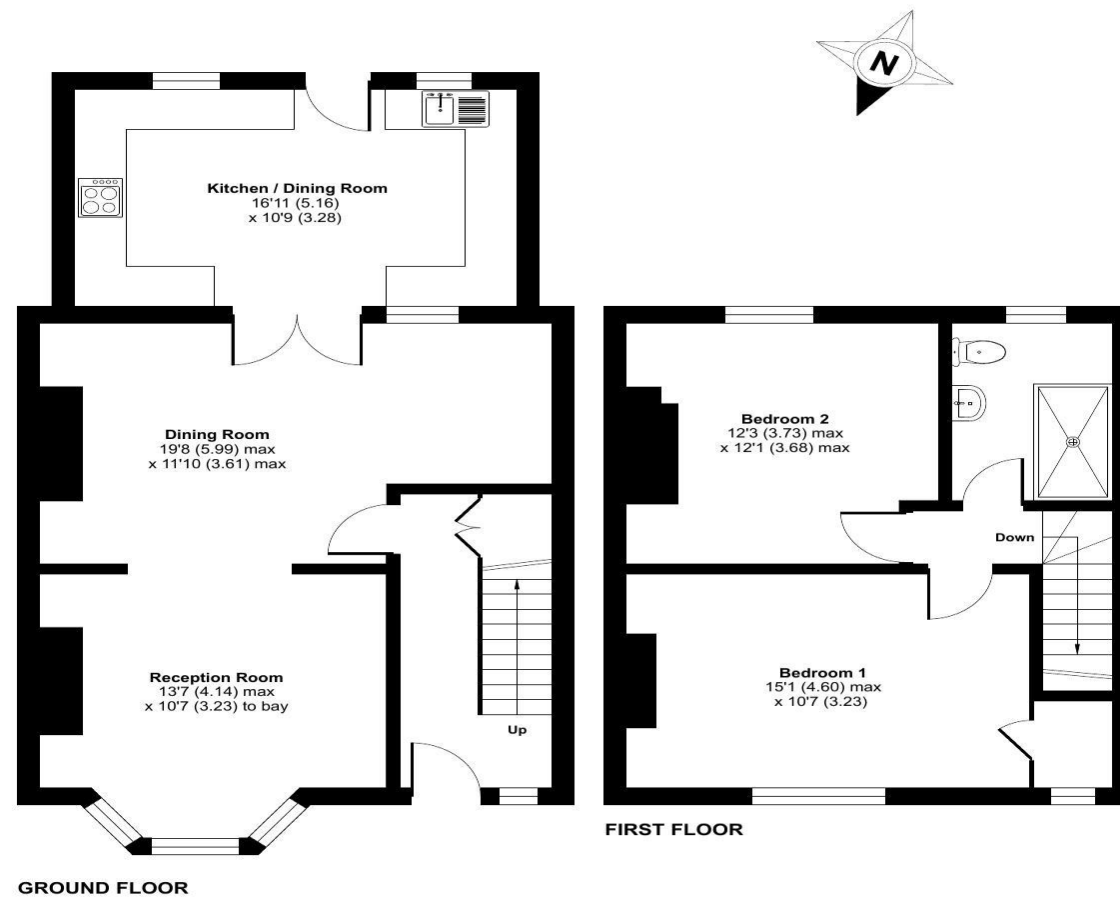
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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 Street, Wellington, TA21

Approximate Area = 1101 sq ft / 102.2 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). © nchecon 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1164438

Set just 400 meters from the town centre is the large semi detached family home cleverly extended from the original to create a great deal of additional ground floor living space. The property is offered to the market with vacant possession and **NO ONWARD CHAIN**.

The well proportioned accommodation is arranged over two floors and includes a large living room which is open plan into the dining room and flowing into an exceptionally well sized kitchen / breakfast room. To the first floor there are two double bedrooms and a family bathroom fitted with a three piece suite with a walk in shower.

Externally, there is a good sized garden to the rear with lawn and well stocked flower beds which adjoins St Johns Primary school to one side. On road parking can be found in adjacent residential streets.

The house has a mains gas fired central heating system and double glazed windows and whilst would benefit from some cosmetic improvement it offers a canvas to create a lovely home.

The town centre is a level walk from the property with a good range of shopping amenities very close by, along with ease of access to the A38 and Motorway Junction.



- Generously proportioned two double bedroom semi-detached house
- Close walking distance to the town centre
- Large rear garden
- Gas fired central heating
- **NO ONWARD CHAIN**

