



AGENTS NOTE: As is the norm with modern developments, there is an annual service charge which we believe to be approximately £100 per annum. The house is Freehold with a Leasehold garage below a neighbouring coach house with a 999 year lease and a peppercorn rent. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Thomas Fox Road is situated on the Heritage Mill development on the Northern edge of Wellington with some lovely nearby walks. The town of Wellington offers a wide 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 9 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning right into North Street and proceed along which in turn becomes Waterloo Road and then Station Road. Continue over the railway bridge through Tonedale where the Heritage Mill Development can be found further along on your right-hand side, turn right towards the development and then first right into Thomas Fox Road where the property will be seen as indicated by our for sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold with a Leasehold garage, by private treaty subject to the terms of the Assured Shorthold Tenancy.

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///tapes.dialects.popular

Council Tax Band: B

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

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

The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload.

We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: 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

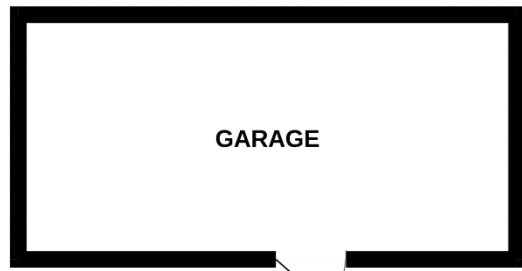
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and 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:

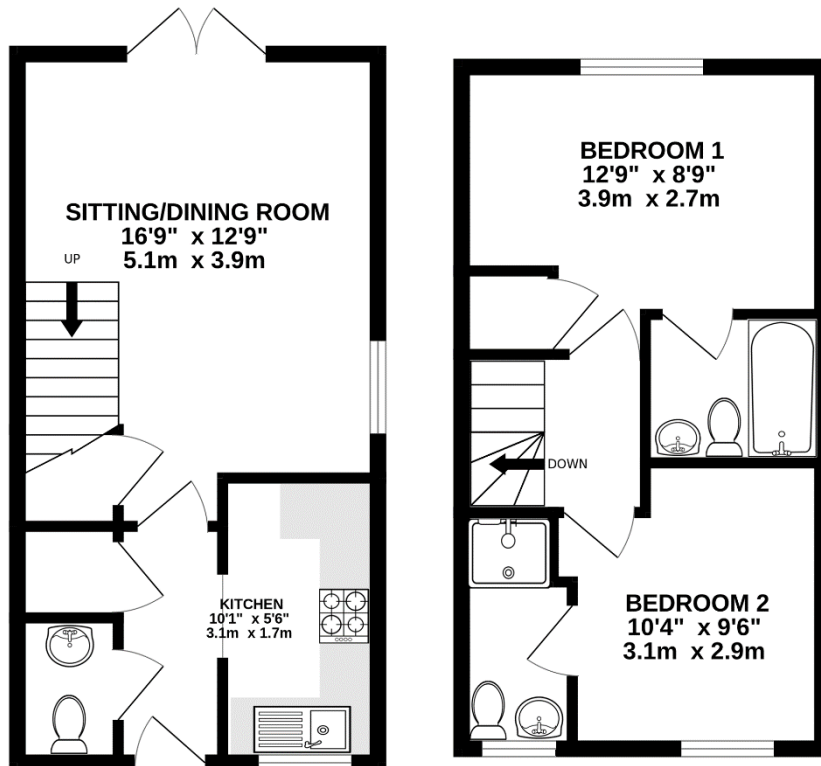
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A perfect opportunity for an investor to acquire this two double bedroom, two en-suite modern home, currently rented out at £950 pcm with tenants in residence under the terms of an Assured Shorthold Tenancy until 28th February 2025. Please contact Wilkie May & Tuckwood to make an appointment for a viewing.

The accommodation on offer briefly comprises; front door opens into entrance hallway with a useful cupboard, a downstairs cloakroom and doors to the principal rooms. The kitchen is fitted with a range of wall and base units with an integrated oven and hob and space for a fridge/freezer and washing machine. The sitting/dining room is located to the rear with stairs to the first floor, under stairs storage and French doors opening to the rear garden.

To the first floor there are two double bedrooms with the larger benefiting from a built in cupboard and en-suite bathroom and the smaller benefiting from an en-suite shower room.

Externally, the property is set back from the road with the front door approached via steps. To the rear there is a generous garden predominantly laid to artificial lawn with a patio adjacent to the house, rear pedestrian gate and a personnel door leading directly into the garage which is situated behind a coach house to the rear.



- *****ATTENTION INVESTORS*****
- **Two double bedroom, two en-suite house for sale**
- **Garage and parking**
- **Enclosed rear garden**
- **Tenants in residence until 28th February 2025**
- **Current rent £950 pcm**

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		