



**LOCATION:** Hoyles Road is situated in a prime position on the sought after south side of Wellington. The property is situated just minutes from the popular Wellesley Park Primary School and is just a short stroll from the town centre. Wellington itself has a good range of both independently run shops and larger national stores, such as the well renowned Waitrose. The town also boasts an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction, turning left at the town centre traffic lights into South Street. Continue along this road, passing Wellington School and at the second mini roundabout, take the right hand fork into Wellesley Park. Continue along this road taking the last turning left before the bypass. Follow the no through road to the end where the property will be seen around the corner on the right hand side at the end 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, solar panels (owned), telephone

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co///limelight.logo.mopped](http://w3w.co///limelight.logo.mopped)

**Council Tax Band:** C

**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 1000 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>

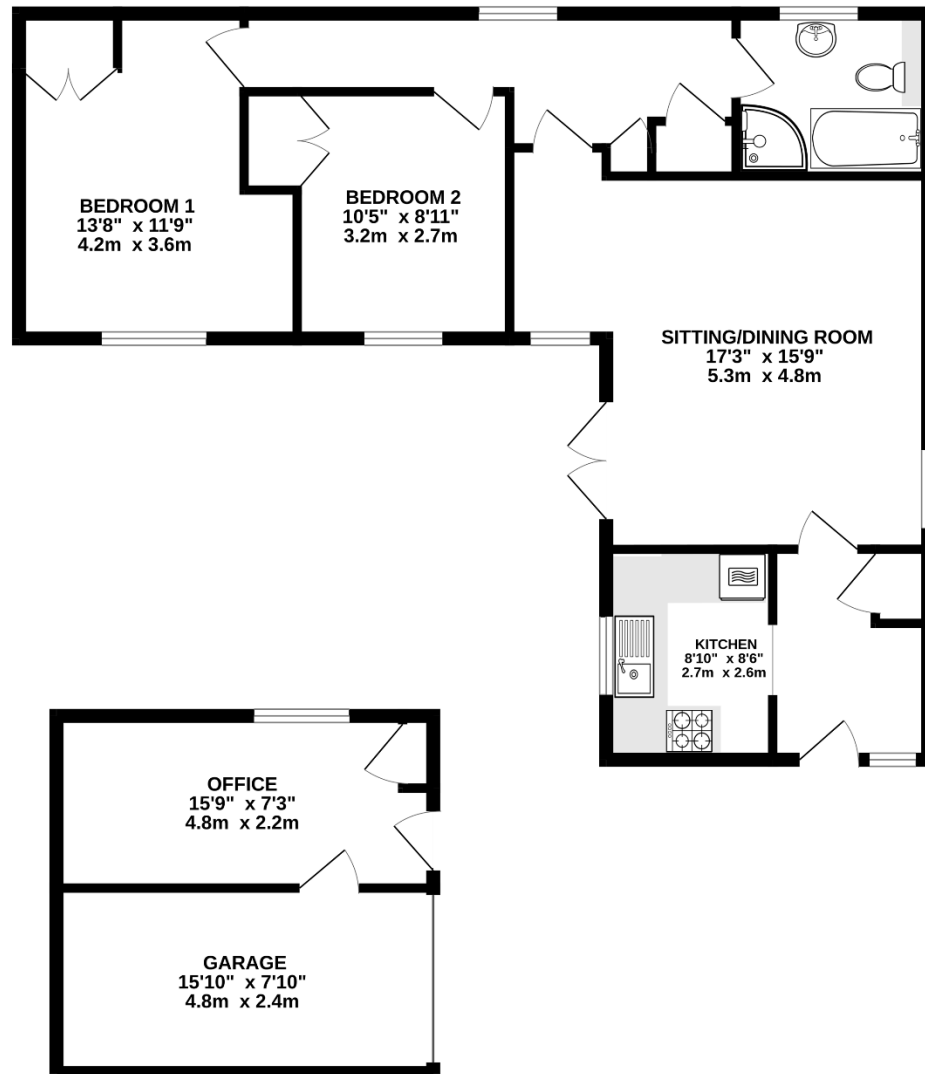
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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.

GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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22 Hoyles Road is a spacious 2 bedroom bungalow situated in an end of cul de sac location on the south side of Wellington. The property is beautifully presented throughout and offers flexible accommodation including a home office/studio and a garage and further benefiting from solar panels.

The accommodation comprises in brief; a spacious entrance hallway which leads to the principal rooms and has a built in cupboard. The kitchen is fitted with a comprehensive range of wall and base units with granite work surfaces, an integrated dishwasher, double oven and hob and space for a fridge/freezer and washing machine. The sitting/dining room provides ample space for all everyday furnishings with French doors opening to the garden, making this the ideal room to entertain guests.

The sleeping accommodation comprises two double bedrooms with built in wardrobes serviced by the bathroom which is fitted with a white four piece suite.

Externally, the garden is predominantly laid to patio and gravel with a well considered planting scheme providing a wonderful, low maintenance garden, ideal for sitting out and relaxing. A door leads from the garden into the home office which is currently used as a studio but would provide a number of different uses and is fully insulated. An internal door leads to the garage which is fitted with an electric roller door and benefits from parking in front.

The property is very well presented and has been upgraded throughout to include new flooring, new windows, external and internal doors, new garage door, a replacement shower, new kitchen and the addition of solar panels which are owned.



- Beautifully presented link detached bungalow
- Two double bedrooms
- Modern kitchen with granite work surfaces
- Garage and off road parking
- Enclosed rear garden enjoying a good degree of privacy
- Home office / studio
- Solar panels (owned)

