



**LOCATION:** This property occupies one of the most sought-after positions on this popular development on the south side of Wellington just a short stroll from Wellesley Park Primary School and the well renowned Wellington Public School. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. 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 just outside Wellington.

**DIRECTIONS:** From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing right into Wellesley Park. Take the second turning on the right into the continuation of Wellesley Park and continue until the end of the road. At the mini roundabout bear left into Swains Lane and take the first turning on the right into Burrough Way. Continue along this road taking the third left into Rope Walk, follow the road around to the right where the property can be found on the right hand side.

#### 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///gliding.balancing.wires](http://w3w.co///gliding.balancing.wires)

**Council Tax Band:** D

**Construction:** Timber frame 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:** high (please note the surface water drains into the main sewerage system) **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>

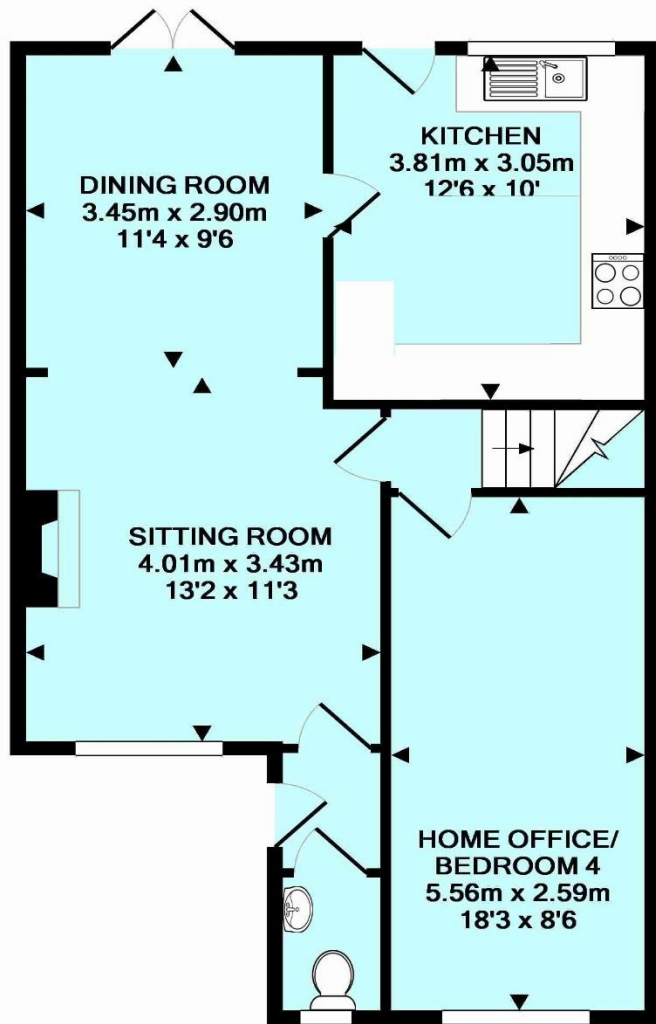
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plaplookup.asp>

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.

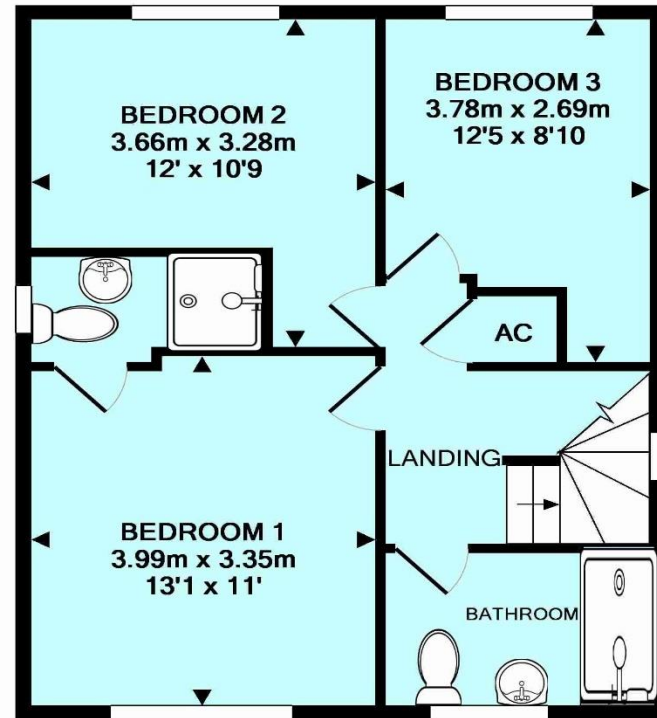
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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  
APPROX. FLOOR  
AREA 54.6 SQ.M.  
(588 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 44.4 SQ.M.  
(478 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.1 SQ.M. (1066 SQ.FT.)

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A beautifully presented and maintained three double bedroom detached family home benefiting from a generous amount of flexible living accommodation with two reception rooms. A viewing comes highly recommended in order to fully appreciate everything that this home has to offer.

The accommodation comprises in brief; front door opens into the entrance hall with a cloakroom and door through to the main living space which is open plan in concept with ample space for all everyday furnishings to include a spacious dining area for a table and chairs with French doors opening out to the rear garden, making this the ideal entertaining space. Adjacent to the dining area is the kitchen which is fully fitted with a comprehensive range of modern wall and base units with complementary work surfaces and space for appliances with a further door to the garden.

Completing the ground floor is the second reception room which is currently used as a work space and would make the ideal home office, snug, play room or occasional bedroom.

To the first floor, there are three generously proportioned double bedrooms with the master benefiting from an en-suite shower room and bedrooms two and three being serviced by the family bathroom which is fitted with a modern three piece white suite with a large walk in shower.

Externally, the property is set back from the road with parking for 3-4 vehicles - the fence is hinged and so can be moved back for additional access to the driveway. The garden lies to the rear of the property and has been designed with ease of maintenance in mind. Predominantly laid to patio and gravel, there is a large timber workshop connected to power and an additional covered storage area to one side of the property with side access to the other.



- Three double bedroom detached family home
- Flexible living accommodation with two reception rooms plus a dining room
- Immaculately presented
- Popular established residential area
- Off road parking for 3-4 vehicles
- Master en-suite facilities

