



LOCATION: Spy Post is on the outskirts of Wellington, with a good range of amenities to include convenience store, public house, Italian restaurant, post office, Church, primary school and a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities to include a Sports Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 8 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 into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green so straight ahead, after 100 yards on the left hand side, just before The Golden Hill Country Store there is a small private drive leading to the property.

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//shared.joyously.bits

Council Tax Band: E

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

Broadband and mobile coverage: We understand that there is likely 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. 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.

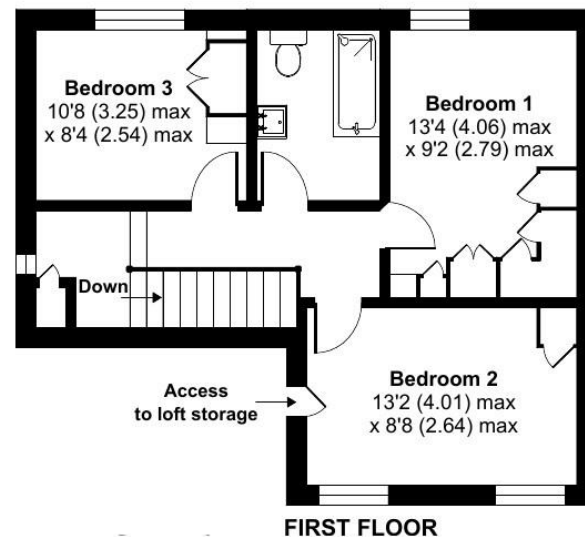
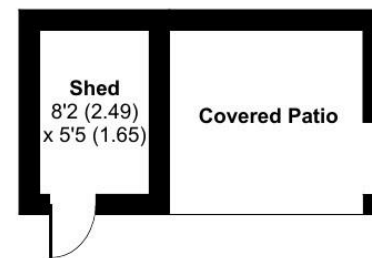
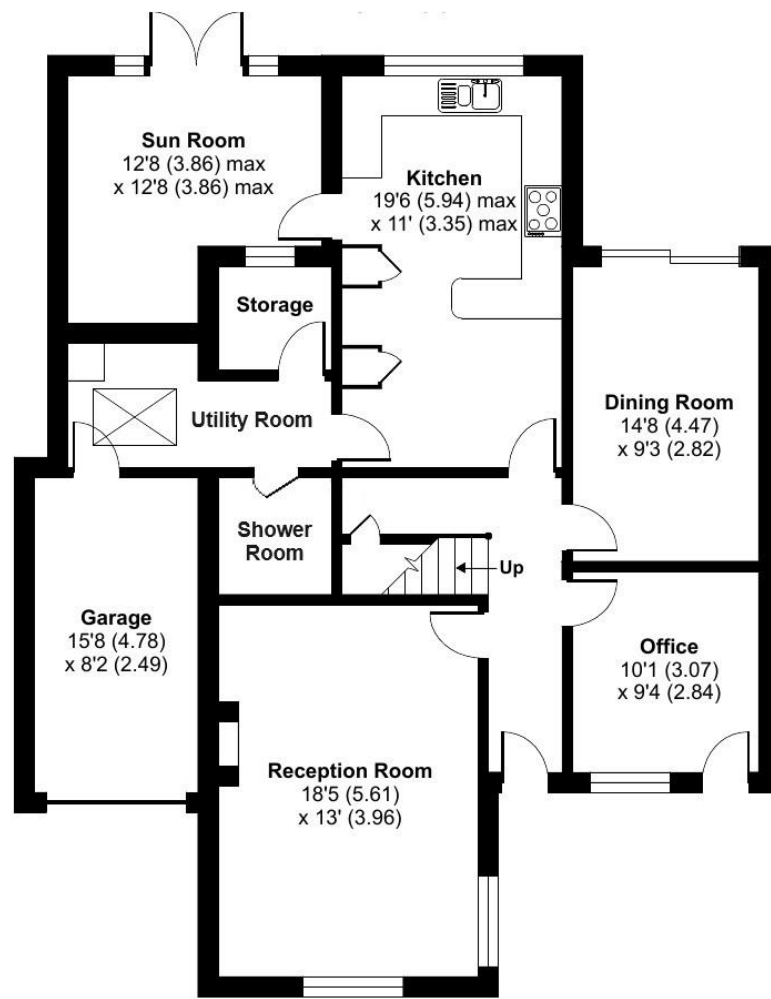
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Moorlands, Spy Post, Wellington, TA21

Approximate Area = 1627 sq ft / 151.1 sq m
 Garage = 127 sq ft / 11.8 sq m
 Outbuilding = 44 sq ft / 4.1 sq m
 Total = 1798 sq ft / 167 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: 1166191

Moorlands is a beautifully presented three/four bedroom link detached chalet bungalow sitting on a generous plot with ample parking, a private rear garden and versatile accommodation to suit a variety of families needs.

The property comprises in brief; a door into the hallway with access to the principal rooms, stairs to the first floor and a useful cupboard underneath. The main reception room overlooks the front garden via dual aspect along with a gas fireplace and there is an office room with its own front door providing privacy for those working from home. The dining room overlooks the rear garden via patio doors and the kitchen/breakfast room is clearly the social hub of the home with plenty of wall and base units for storage with contrasting worktops and tiled splashbacks. There is an integrated dishwasher and space for a fridge/freezer, large oven and an extractor above and the breakfast bar also provides additional storage. From the kitchen, there is access to the sun room leading to the garden via French doors and a further hallway leads to the utility area with a door to the attached garage.

The first floor benefits from three double bedrooms all offering fitted wardrobes and these are serviced by the tiled family bathroom with a shower over the bath and a heated towel rail.

Externally, the property is set back from the road with a large gravel driveway leading to the single garage and an area of lawn with mature trees and hedge borders. The rear garden has been beautifully landscaped with large patio slabs, raised sleepers, an awning, an arbour, fire pit and a hedgehog house for two hedgehogs. This garden has been well loved by the current owners and is enjoyed by an abundance of wildlife.



- Generous, impressive plot
- Three/four bedroom
- Flexible living accommodation
- Separate front door to office
- Beautifully landscaped gardens

