



LOCATION: Holyoake Street is a popular road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre with its swimming pool, gym and various other facilities. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along this road as it becomes Waterloo Road. Continue along pass the Sports Centre on your left taking a right into Holyoake Street where number 33 can be found further along on the right-hand side 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///sleepless.plank.cutaway

Council Tax Band: B

Construction: Brick construction under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 56 Mbps download and 16 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>

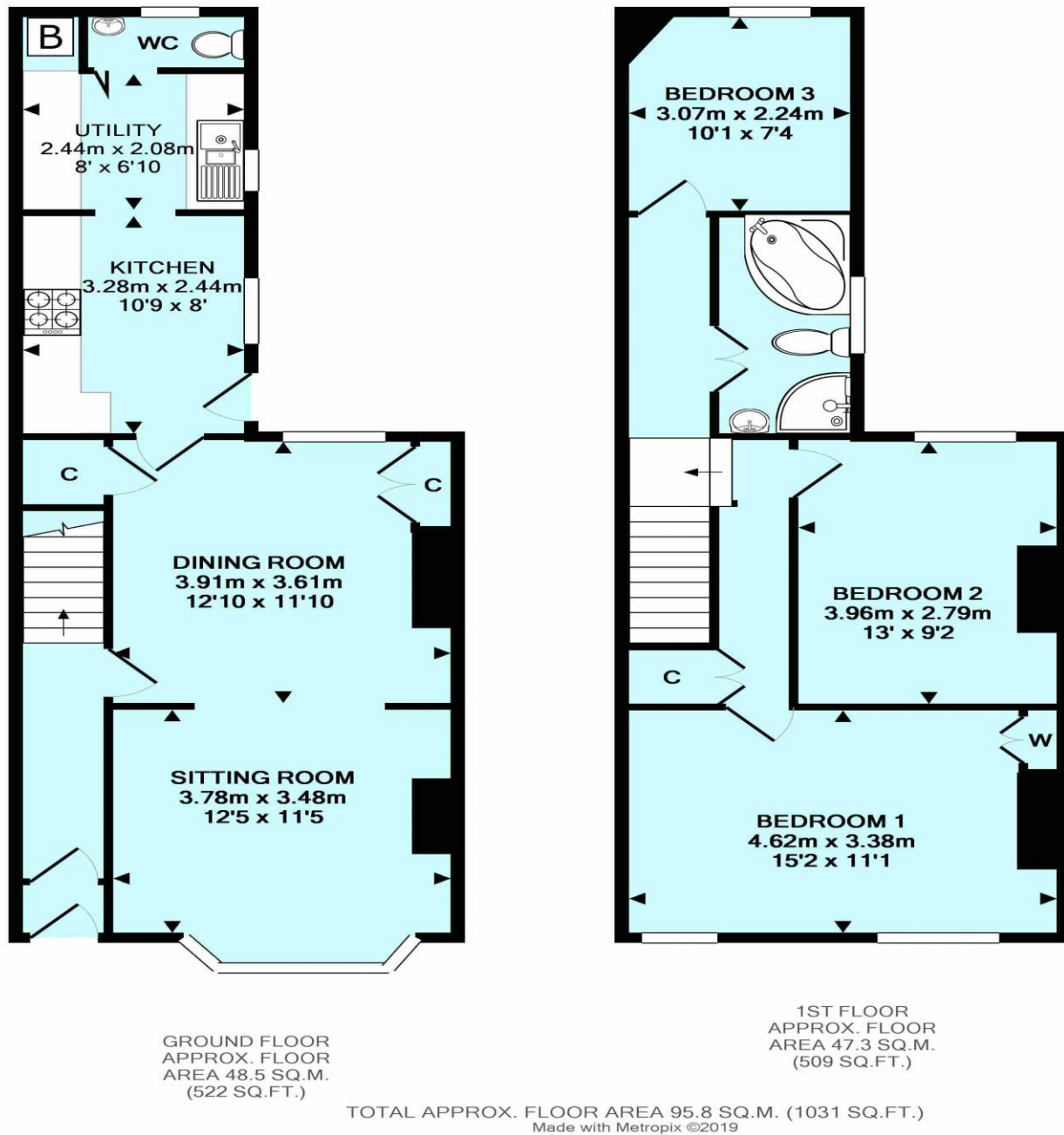
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



33 Holyoake Street is a beautifully presented 3 bedroom Victorian terraced house set on the North side of Wellington within easy walking distance of the town centre. The property cleverly blends the original character features indicative of the era of the property such as exposed floor boards and tiled entrance hallway, with modern living and design.

The accommodation is arranged over two floors and comprises in brief, entrance hallway with striking tiled floor, large open plan living/dining space with wood burning stove and bay window. To the rear, the kitchen is fitted with a range of wall and base units leading through to the utility and downstairs cloakroom.

To the first floor, there are three good size bedrooms and a family bathroom fitted with a white suite to include both bath and shower.

Outside, there is a delightful garden to the rear predominantly laid to lawn with mature flower and shrub borders and an area for growing vegetables. A patio area adjacent to the house is ideal for sitting out and relaxing, especially given the sunny aspect. As is the norm with this style of property, there is a right of way across the back of the terrace.



- 3 bedroom terraced character property
- Walking distance to amenities
- Long rear garden
- Original character features blended with modern living
- Gas fired central heating
- Downstairs cloakroom

