



**LOCATION:** The property is set at the end of a cul de sac located off Pyles Thorne Road, an area regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within a short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose.

**DIRECTIONS:** From Wellington town centre proceed along South Street passing Wellington School and at the next mini roundabout bear left into Pyles Thorne Road, taking the first right into Mornington Park where Number 3 can be found on the left 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///ballroom.taps.chuck](http://w3w.co///ballroom.taps.chuck)

**Council Tax Band:** F

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

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 44 Mbps download and 8 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.



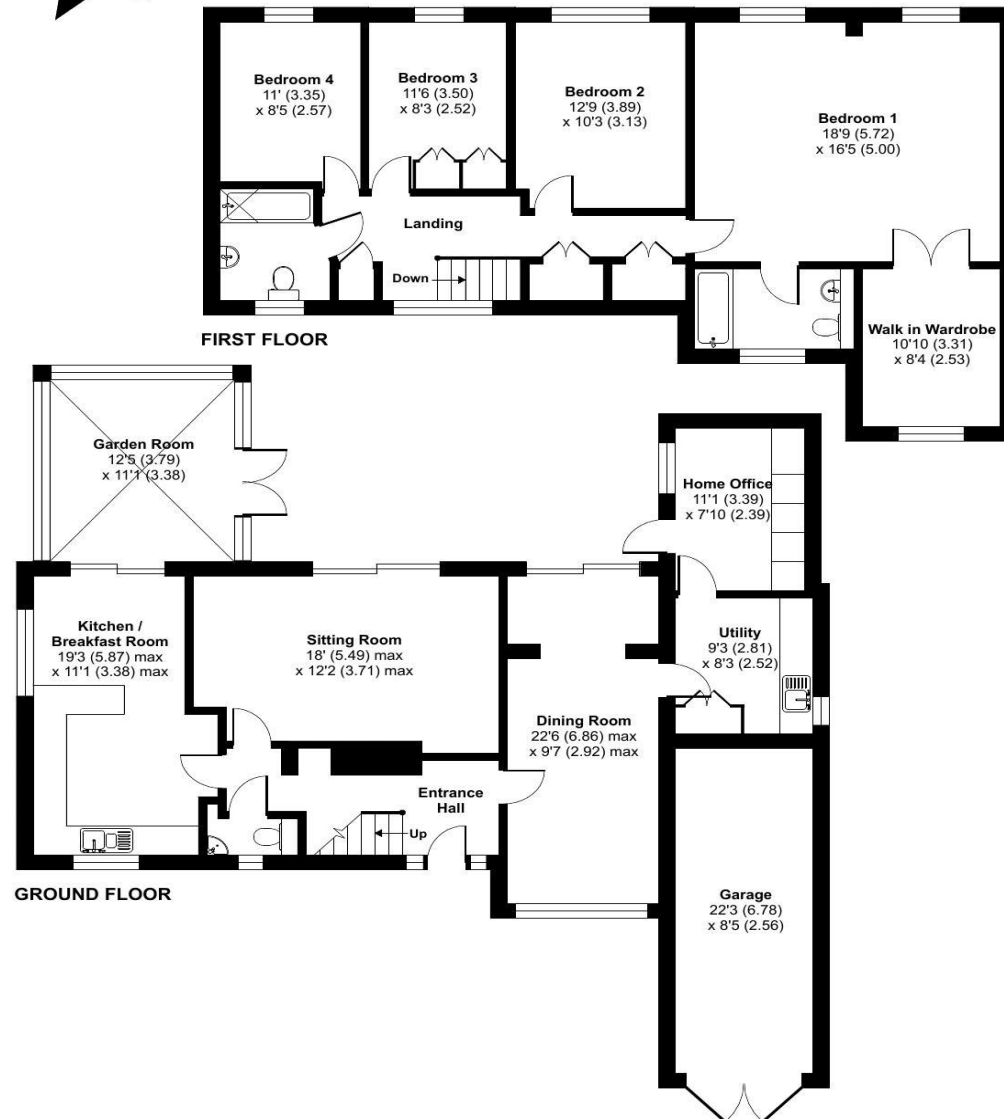
## Mornington Park, Wellington, TA21

Approximate Area = 2102 sq ft / 195.3 sq m

Garage = 186 sq ft / 17.3 sq m

Total = 2288 sq ft / 212.6 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). © nchecon 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1180436

3 Mornington Park is a fabulous detached residence situated in a prime position in this prestigious private road just a short stroll from the town centre and Wellington School. Having been fastidiously maintained and upgraded by the current owners, the property is in excellent decorative order throughout and is offered to the market with **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises; front door opens into the spacious entrance hall where immediately you will notice the light and airy feel of the accommodation with stairs to the first floor and doors to the principal rooms alongside a downstairs cloakroom. There are four reception rooms, each benefiting from patio doors to the garden, creating a wonderful open flow of the accommodation out into the garden, perfect for entertaining in the Summer months. The sitting room and the extended formal dining room both provide ample space for furnishings whilst, to the rear of the property, there is also a home office which would provide an incoming buyer with a number of uses to include a snug or annexe potential. The kitchen is fitted with a comprehensive range of white high gloss wall and base units with complementary quartz worktops with an inset 1 1/2 bowl sink with mixer tap, integrated oven, hob and dishwasher and space for a fridge/freezer. A breakfast bar return provides seating in addition to space for a breakfast table and chairs. Adjoining the kitchen, the garden room is perfectly positioned to take in views of the garden and can be enjoyed year round. Completing the ground floor accommodation is a large utility room with a sink, ample storage and plumbing for a washing machine.

To the first floor, there are four bedrooms serviced by the family bathroom which is fully tiled and fitted with a three piece white suite with a shower over the bath. The impressive master suite measures 18'9 x 16'5 and benefits from two windows to the rear elevation, an en-suite bathroom and adjoining dressing room.

Externally, the property is set in a tucked away end of cul de sac position just a short distance from the centre of Wellington and within walking distance of all amenities. The driveway to the front provides off road parking for 3 vehicles, in turn leading to the garage with twin doors and power connected. The front garden is laid to lawn with mature flower and shrub borders. The rear garden can be accessed via a pedestrian gate and is also laid to lawn with mature borders and a large patio adjacent to the house, ideal for sitting out and relaxing, particularly given the Southerly aspect. The garden further benefits from a high quality timber store.



- Substantial four bedroom detached family home
- Tucked away position within close walking distance of the town centre
- Garage and driveway parking
- Beautifully tended garden
- **NO ONWARD CHAIN**