



**LOCATION:** Waterloo Road is conveniently situated within walking distance to Wellington town centre. Wellington offers a good range of both independently run shops and larger national stores to include Waitrose. The town also benefits from a good assortment of educational and leisure facilities to include a sports centre with its own swimming pool and a local cinema. The County Town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our Wellington office proceed in the Exeter direction turning right at the town centre traffic lights into North Street, continue along this road passing the police station of the right hand side the road becomes Waterloo Road and No.25 can be found just a short distance along on the left 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///zoos.riddle.scrubber](http://w3w.co///zoos.riddle.scrubber)

**Council Tax Band:** B

**Construction:** Brick under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** medium

**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.



## Waterloo Road, Wellington, TA21

Approximate Area = 863 sq ft / 80.1 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: 1184508

25 Waterloo Road is a deceptively spacious two double bedroom end of terrace character property situated just a short stroll from Wellington town centre. Offered to the market with **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises; front door opens into entrance porch which in turn opens to the sitting room with a bay window and feature fireplace with a door through to the dining room which lies centrally within the property. This leads to both the kitchen at the rear and the cellar which has a sink and plumbing for a washing machine and an independent door to the front of the house – making a perfect workshop area.

The kitchen is fitted with a comprehensive range of wall and base units with space for appliances and a door to the rear. To the first floor, there is a spacious double bedroom and a large bathroom fitted with a four piece suite with a bath and separate shower. To the second floor, there is an additional double bedroom.

Externally, the property is set back from the road with steps leading up to the front door and also down to a small courtyard which provides access to the cellar. To the rear, there is a shared courtyard leading to a private garden which is laid to patio with a Summer house to the rear.



- Two double bedroom home
- Large family bathroom
- Cellar
- Gas fired central heating
- Close to town centre
- **NO ONWARD CHAIN**

