



**LOCATION:** John Grinter Way is a popular residential area within walking distance of Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station.

**DIRECTIONS:** From the Wellington town centre traffic lights proceed along South Street passing Wellington School. At the second mini roundabout bear right at the fork into Wellesley Park following the continuation into Hoyles Road and turn right into Barn Meads Road. Follow this road, taking the fourth right hand turn into John Grinter Way where the property can be found around the corner and 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///defectors.whisker.suave

**Council Tax Band:** D

**Construction:** Traditional cavity construction with vertically hung tiles to the front elevation 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:** 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.



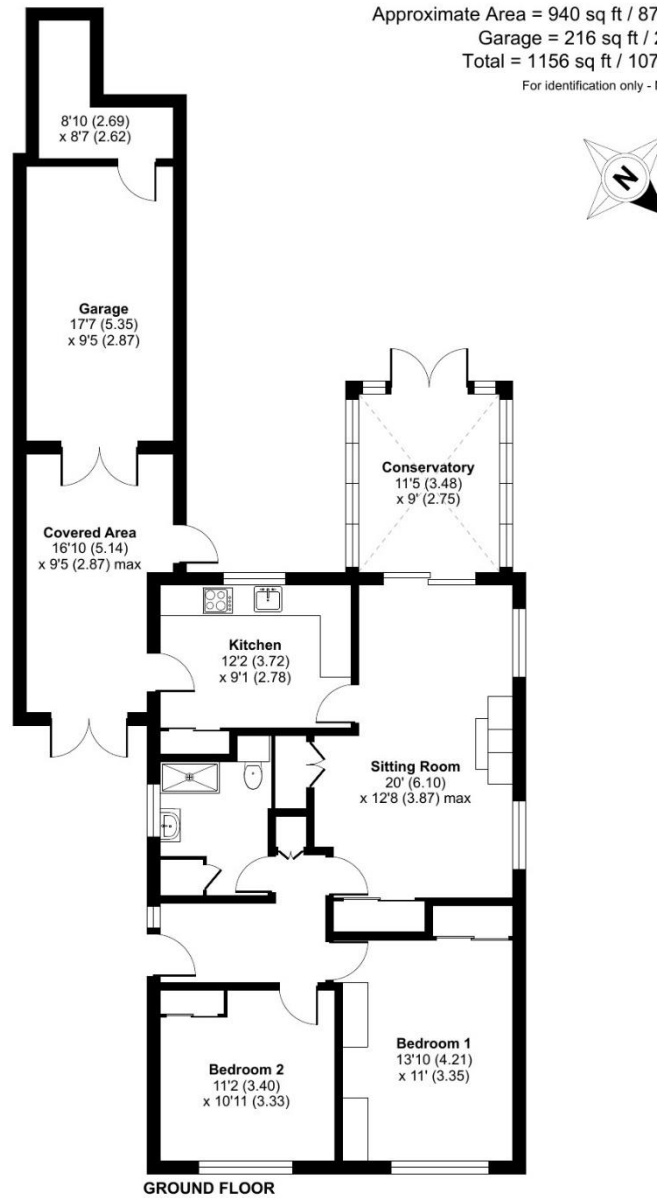
## John Grinter Way, Wellington, TA21

Approximate Area = 940 sq ft / 87.3 sq m

Garage = 216 sq ft / 20 sq m

Total = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1192357

5 John Grinter Way is a two double bedroom detached bungalow situated in a popular residential area on the South side of Wellington. The property benefits from a garage, car port and driveway alongside a conservatory and is offered to the market with **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises; front door opens into entrance hallway with a useful built in cupboard for storing coats and shoes and loft access. The two bedrooms are situated at the front of the property and benefit from a range of built in storage. The shower room is fitted with a modern white suite with a double walk in shower and built in airing cupboard housing the gas fired boiler and with plumbing for a washing machine.

The sitting/dining room is a generous size with ample space for all furnishings, built in storage and a feature electric fire. Doors open to the kitchen and to the conservatory which in turn leads directly out to the garden.

The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated oven, hob and microwave alongside space for a fridge/freezer and slimline dishwasher.

Externally, the property is set back from the road with driveway parking for 2-3 vehicles in turn leading to a car port for additional parking or a covered seating area, and the garage with twin doors, power connected and a useful potting area to the rear. The rear garden provides a fabulous space to sit out and relax with mature borders and a good degree of privacy.



- Detached two double bedroom bungalow
- Garage, car port and driveway parking
- Popular residential area on the south side of Wellington
- Gas fired central heating
- **NO ONWARD CHAIN**

