



DIRECTIONS: From our office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, carry on straight for approximately 300 meters and turn left into Bagley Road. After 50 yards turn left into Barrington Way followed by the second right where the property will be seen on your left hand side at the end of the cul de sac.

AGENTS NOTES: A nearby site is identified in the Wellington Place Plan (adopted March 2023) as a potential location for residential development. We would recommend you make your own investigations on this via Somerset County Council. To date, no planning application has been submitted.

LOCATION: The property sits on a popular development which lies approximately 1 mile to the west of the Wellington town centre. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

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//royal.crawler.celebrate

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 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.

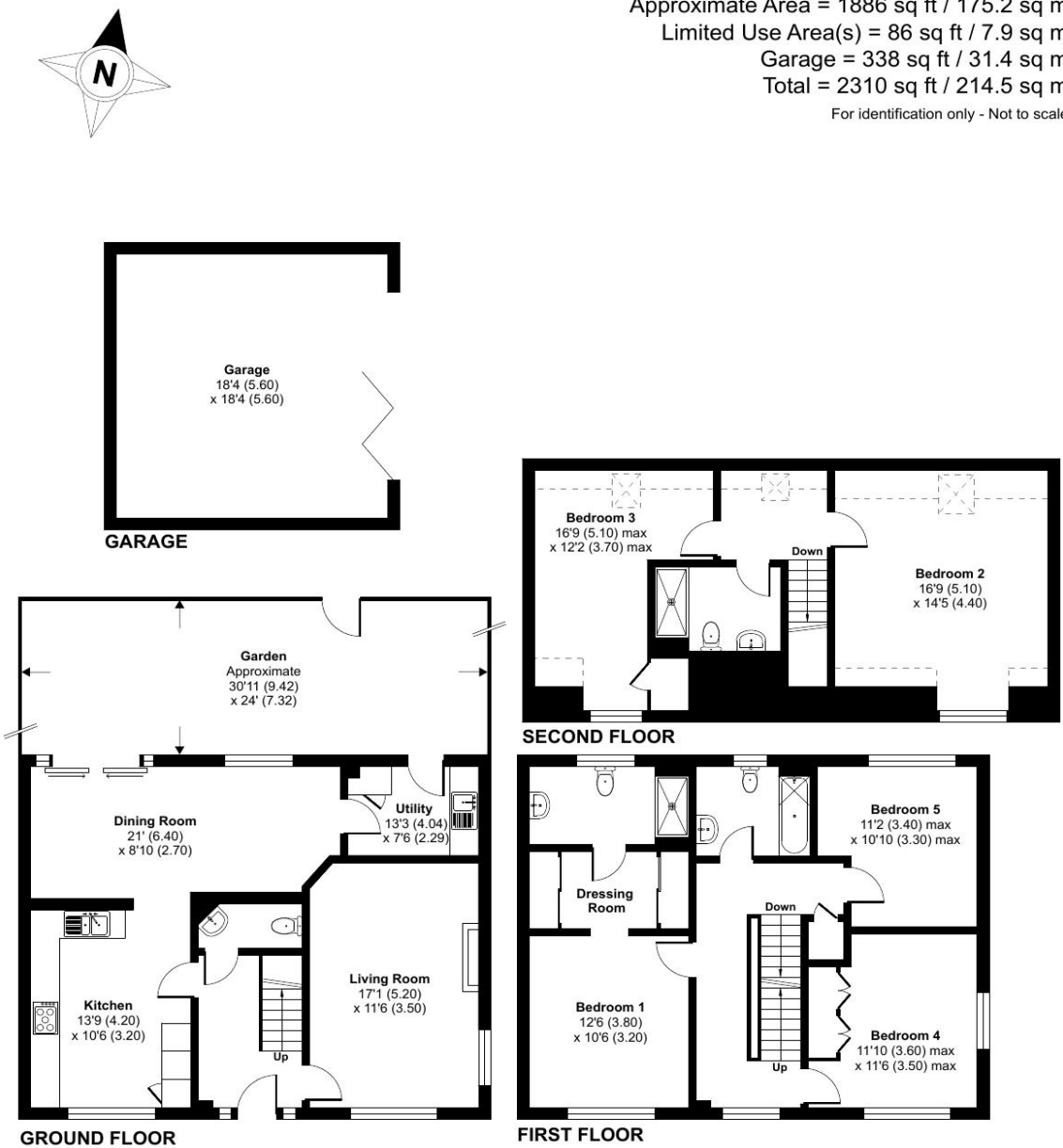
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Barrington Way, Wellington, TA21

Approximate Area = 1886 sq ft / 175.2 sq m
Limited Use Area(s) = 86 sq ft / 7.9 sq m
Garage = 338 sq ft / 31.4 sq m
Total = 2310 sq ft / 214.5 sq m
For identification only - Not to scale



Wilkie May & Tuckwood are delighted to be able to offer 49 Barrington Way to the market boasting five double bedrooms, three bathrooms, double garage and driveway parking for four vehicles. The property was built by Redrow Homes in the Heritage range in 2013 and sits proudly on a corner plot with views over a park along with distance views to Wellington Monument.

The impressive accommodation, which benefits from gas central heating and uPVC double glazing, is arranged over three floors and briefly comprises a storm porch leading into a superbly proportioned tiled entrance hallway which enjoys plenty of natural light along with stairs rising to the first floor and access to all principal rooms. The well-appointed open plan kitchen/diner/family room offers a range of matching white wall and base units giving a crisp clean finish along with tiled splashbacks and contrasting worktops. ‘Smeg’ integrated appliances complement the room and include an eye level single oven, microwave and five ring gas hob with extractor over, there is also space for an American style fridge/freezer. This room has been designed to maximise the space and cleverly blends into a generous dining area and offers French doors to the rear garden, furthermore the family area offers space for a sofa and works perfectly as a wonderful entertaining space. The adjoining utility room allows for additional kitchen appliances along with a wall mounted boiler, there is also a useful storage cupboard perfect for everyday essentials. The dual aspect sitting room is nicely positioned away from the rest of the house and benefits from a contemporary electric fire creating a real focal point to the room. Completing the ground floor is a cloakroom.

To the first floor there are three double bedrooms with the master enjoying a walk through dressing room with fitted wardrobes leading into a generous contemporary en-suite. Bedrooms on this floor are served by the stylish family bathroom offering a white three-piece suite. On the second floor there is a spacious landing which is currently used as a study area and a further two double bedrooms each with dormer windows and a Velux, a central bathroom complements both of these bedrooms.

The level, private and part walled rear garden has been carefully designed and includes a recently laid new patio, a generous area of lawn with an array of sensitively chosen mature planting including a plum and apple tree. There is gated access to the driveway which leads to a detached garage benefiting from an electric up and over double door and ample eaves storage, a block paviour driveway provides parking for four vehicles.

Externally this substantial property enjoys a pleasing approach on an established and mature setting, fastidiously maintained by the current homeowners who have decorated in soft neutral tones along with various improvements allowing for an incoming buyer to be able to move straight in.



- Five double bedrooms
- Three bathrooms
- Envious plot
- Double garage and driveway parking for four vehicles
- Open views to Wellington Monument
- Show home condition throughout
- Corner level plot
- Overlooking the park

