



**LOCATION:** Bulls Row is set in a tucked away position within Wellington town centre with a wide range of amenities to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to the County town of Taunton which is approximately 7 miles distant with its mainline railway station, the M5 motorway can be accessed by Junction 26 just outside of Wellington.

**DIRECTIONS:** From the Wellington town centre traffic lights proceed along Fore Street which becomes Mantle Street where the property will be seen just before the Wellesley Cinema on the left hand side signposted 'Bulls Row' and 'Twyford Place'. The property itself is 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, electric heating, telephone

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co///enthused.consoled.crafts](http://w3w.co///enthused.consoled.crafts)

**Council Tax Band:** B

**Construction:** Brick with an external render under a slate roof

**Broadband and mobile coverage:** We understand that there is good outdoor and limited indoor 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:** 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

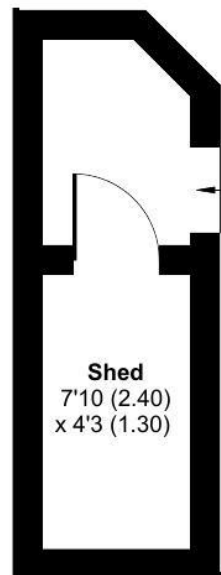
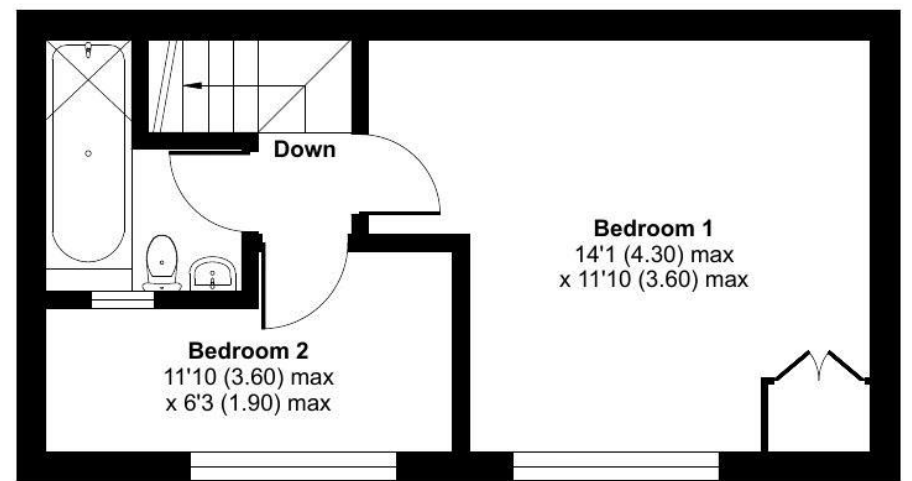
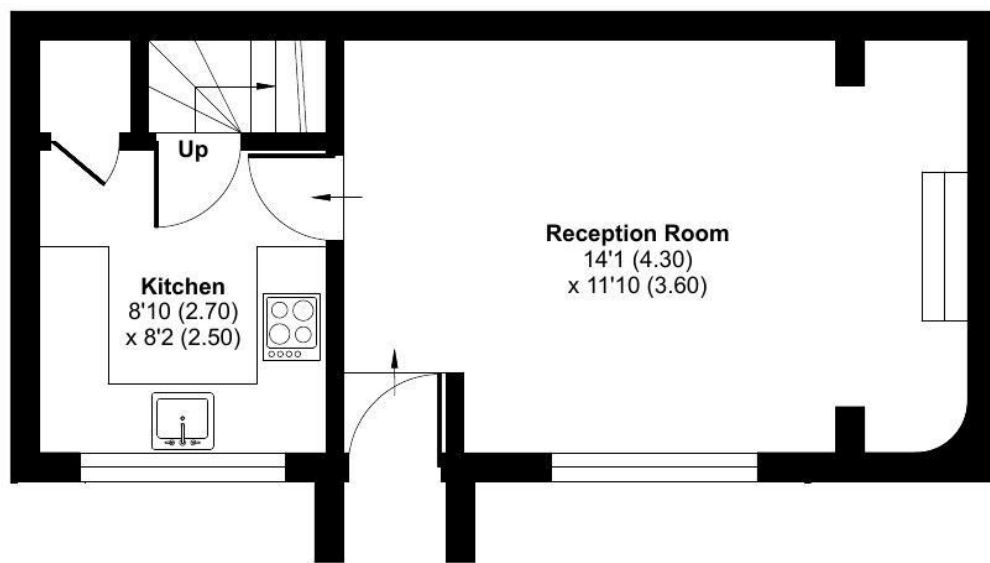
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.





Approximate Area = 593 sq ft / 55.1 sq m  
 Garage = 61 sq ft / 5.7 sq m  
 Total = 654 sq ft / 60.8 sq m  
 For identification only - Not to scale



4 Bulls Row is a well presented two bedroom terraced character cottage situated in a tucked away position just a stones throw from the town centre of Wellington and all of the amenities on offer. An internal viewing comes highly recommended.

The accommodation briefly comprises; front door opens into the sitting room with ample space for furnishings and a feature fireplace housing an electric wood burning effect stove. Immediately you will notice the charm of the property with features including character beams. The kitchen is fitted with a comprehensive range of wall and base units with space for a fridge/freezer, washing machine and cooker alongside a built in airing cupboard and useful under stairs storage currently housing a tumble dryer.

To the first floor there is a spacious double bedroom with a built in cupboard alongside a second single bedroom; both serviced by the family bathroom which is fitted with a three piece suite with a shower over the bath.

Externally, the property is set back from the road with off road parking for one vehicle. There is a seating area, small pond and useful wooden storage shed.



- Two bedroom character cottage
- Tucked away, town centre position
- Off road parking
- Courtyard style garden with wooden storage shed and pond
- uPVC double glazing

