



DIRECTIONS:

From Junction 26 of the M5 Motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left (immediately after the turning signposted Ford Street) into Monument Road, heading towards Hemyock. After ¼ of a mile pass over the motorway bridge after 500 yards the property can be found on the right hand side.

AGENTS NOTE:

This property has a shared bio-degradable septic tank.

LOCATION:

The property is set on the outskirts of Wellington and close 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.

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, septic tank, oil fired central heating.

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

Property Location: w3w.co//alongside.mull.cloth

Council Tax Band: D

Construction: Brick with a stone plinth under a tiled roof

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage with reduced signal indoors. The maximum available broadband speeds are 15 Mbps download and 1 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>

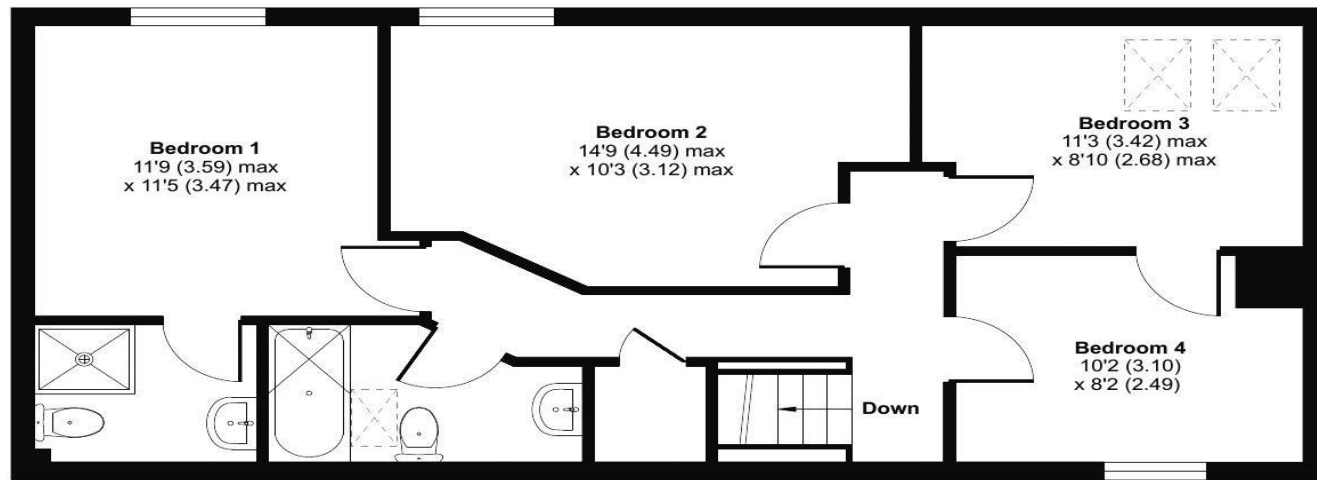
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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.

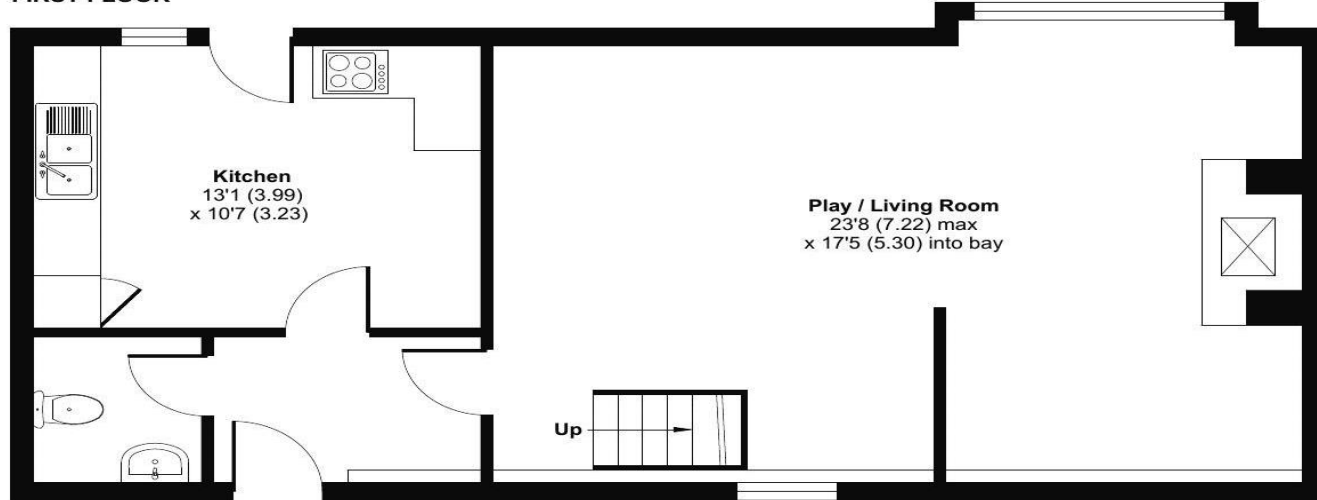
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.



FIRST FLOOR



GROUND FLOOR



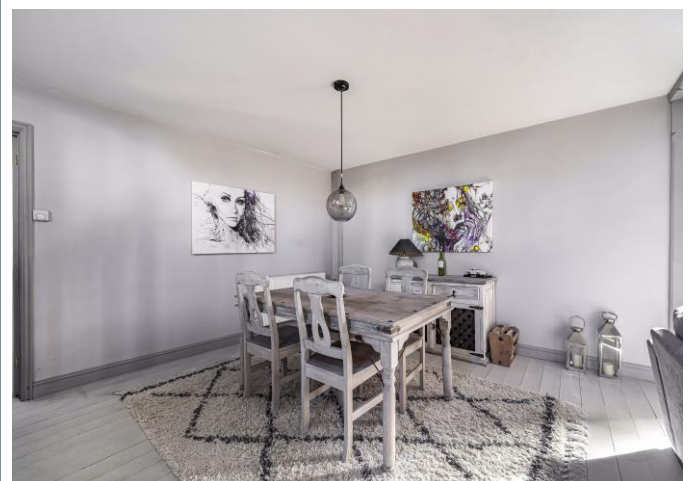
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n4chem 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1193157

Situated at the foot of the Blackdown Hills, a designated area of Outstanding Natural Beauty with the Wellington Monument a short walk away and yet conveniently located within 1.5 miles of Wellington Town centre, Bramble Barn is a generous four bedroom mid terrace barn conversion enjoying lovely views over farmland.

The spacious accommodation which is approached by a shared driveway briefly comprises a 24ft sitting/dining room which has been divided into two distinct areas; the dining area allows for plenty of furniture and a great entertaining space whilst the sitting area benefits from a central open fireplace creating a real focal point to the room. Stairs rise to the first floor under which is an area set aside for an office space. The well-equipped kitchen/breakfast room offers a range of matching wall and base units with tiled splashbacks and contrasting worktops; there is space for all kitchen appliances along with a double oven and hob with extractor over. This room is enhanced by a beamed ceiling along with a door to the rear courtyard. Completing the ground floor is a useful cloakroom.

To the first floor there are four bedrooms; three of which are doubles with the master benefiting from an ensuite. The remaining bedrooms are serviced by a family bathroom which offers a three-piece white suite. Outside, the property enjoys a pleasant approach and is situated in a terrace of three similar properties.

A gravel driveway provides parking for 3-4 vehicles leading a detached workshop which is connected to power and lighting and offers eaves storage and plenty of useful shelving. The gardens to the front are predominately laid to lawn with a few mature shrubs and enjoys lovely views over farmland whilst the rear private walled courtyard is a real suntrap, offering an area to sit out in the warmer months and is fully enclosed making this a safe space for children and pets. Benefiting from double glazing and oil-fired heating, the property offers an excellent family home or downsize opportunity and is within easy reach to all local amenities along with close road and rail networks.



- Foot of the Blackdown Hills
- Spacious four bedroom mid terraced barn conversion
- 24ft lounge/diner
- Lovely views to the front aspect
- Generous accommodation throughout

