



£220,000 Freehold **TA21 8EQ** Wellington 53 Sylvan Road







Reservoirs: Unlikely

Groundwater: Unlikely

LOCATION:

Sylvan Road is situated on the sought-after south side of Wellington. Wellington has a good range of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good assortment of educational, recreational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station.

DIRECTIONS:

From our Wellington town centre office proceed to the town centre traffic lights turning left into South Street. At the second mini roundabout bear left into Pyles Thorne Road. Continue along taking the second turning left into Pyles Thorne Close. Continue around until it becomes Sylvan Road and after 100 yards No.53 can 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.

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

Property Location: w3w.co//daylight/executive/goodnight

Council Tax Band: B

Construction: Traditional cavity construction with brick outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are

330 Mbps download and 50 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/. Rivers and the Sea: very low

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 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.





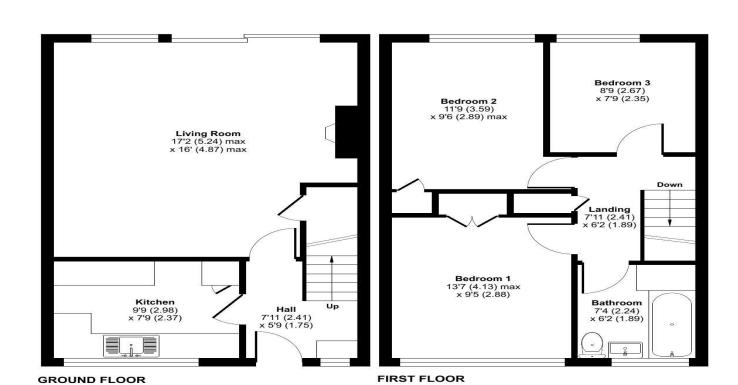
Flood Risk: Surface Water: very low



Sylvan Road, Wellington, TA21

Approximate Area = 808 sq ft / 75 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: 1222222

Offered to the market with NO ONWARD CHAIN, this three-bedroom mid terrace house is situated within a popular location and falls comfortably within walking distance to the town centre. Now in need of general improvements.

The light and airy accommodation which is arranged over two floors briefly comprises a spacious hallway with stairs rising to the first floor. The kitchen is at the front of the property and enjoys a large picture window allowing for plenty of natural light to enter the room. There is adequate space for all kitchen appliances along with base units and contrasting worktops, a serving hatch opens into the lounge area which is generous in size and allows for plenty of space for everyday furnishings with large patio doors leading directly out into the rear garden.

To the first floor there are three bedrooms; two of which have built in wardrobes. Completing the internal accommodation is a family bathroom which offers a three-piece suite.

Externally the property is set back from the road with driveway parking/car port for two vehicles along with a small area of patio which would be perfect for bin storage whilst the level rear garden is fully enclosed and offers pedestrian access. The property benefits from uPVC double glazing and gas fired central heating along with a log burning stove to the lounge.





- NO ONWARD CHAIN
- In need of general improvements
- Popular location
- Walking distance to the town centre
- Driveway parking



