



LOCATION: Holywell Lake is a small hamlet with a thriving spirit situated to the West of Wellington and lies approximately 4 miles distant offering a good range of shopping, recreational and sports amenities together with educational facilities. Wellington has a good range of both locally run shops and larger national stores to include the well renowned Waitrose. There is easy of access to the M5 at Junction 26 just outside the town with Junction 27 just as easily accessible to include Tiverton Parkway providing swift rail access to London.

DIRECTIONS: From Wellington town centre proceed in the Exeter direction along the A38 and on approaching the Beambridge Inn on the left hand side turn immediately right signposted Holywell Lake and Thorne St Margaret. Continue to the end of this road turning right sign posted Holywell Lake and continue for approximately 1 mile. On approaching Holywell Lake, the property can be found 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, oil fired central heating, telephone

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

Property Location: w3w.co.uk//water/giraffes/thud

Council Tax Band: C

Construction: Brick and block with a part render outer leaf under a tiled roof.

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: medium

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

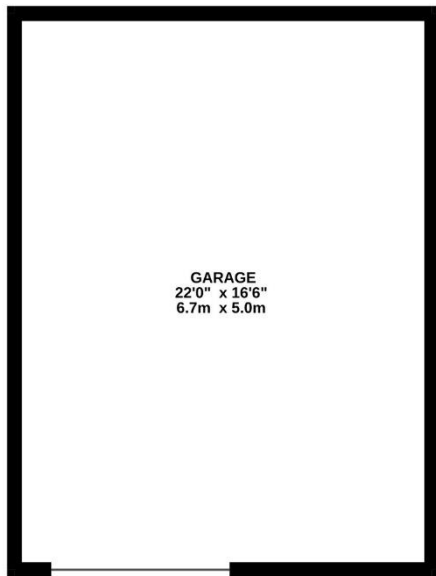
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

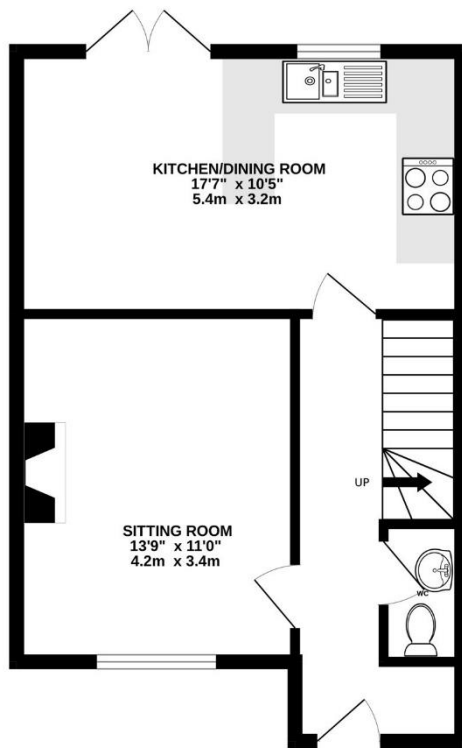
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

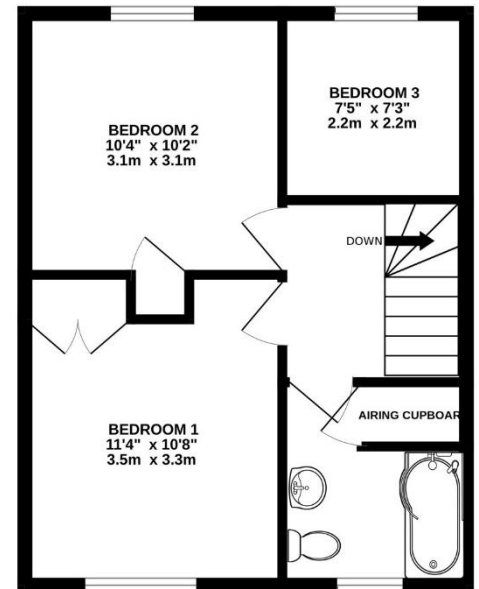
GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lark Rise is a well presented three bedroom mid terrace property on an elevated position above the larger than usual garage in the small village Holywell Lake.

The property offers well proportioned accommodation and would suite a variety of buyers comprising steps to the entrance with a sitting room to the front of the property and the kitchen/dining room to the rear with French doors to the garden. There is a W/C and a useful storage space for coats and shoes as you enter the property.

The first floor features three bedrooms, two doubles and a single, which are served by the family bathroom with a white three piece suite, shower over the bath and heated towel rail.

Externally, the front of the property offers driveway parking and a large garage with an up and over door.

The garden has been tiered to include, patio, a sloped lawn and an area of decking at the top.



- Three bedrooms
- Popular village location
- Large garage
- Driveway parking
- Enclosed garden

