



LOCATION: Sunny Bank is conveniently located with the town centre just 1/2 mile away and country walks less than 1/4 mile. The celebrated and restored local Grade II Listed Wellington park is a short stroll away as are the Basins, a delightful local nature reserve. The nearby sports centre has its own swimming pool alongside a host of clubs including rugby, cricket and football. The local schools are also within walking distance to include Beech Grove Primary School, Court Fields Community Secondary School and Wellington Public School.

Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as the cinema and sports centre with indoor swimming pool. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

DIRECTIONS: From our high street office proceed in the Exeter direction, turning right at the town centre traffic lights into North Street. Continue along this road, passing the police station on the right hand side as the road becomes Waterloo Road. A short distance down, Sunny Bank can be seen 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, gas central heating, telephone

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

Property Location: w3w.co///pursue.mixers.league

Council Tax Band: C

Construction: The property is of brick construction with a part rendered external 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: 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:

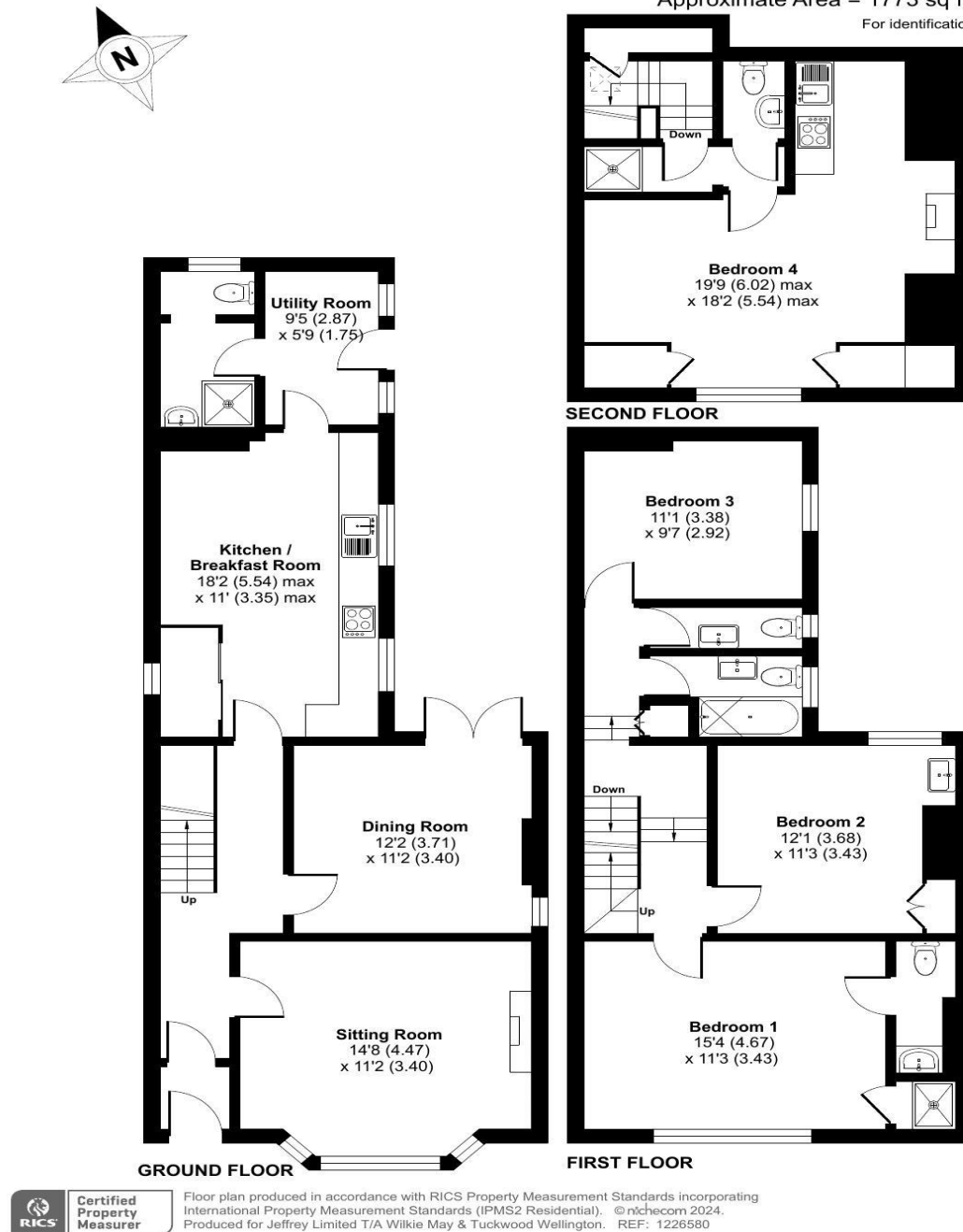
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Sunny Bank, Waterloo Road, Wellington, TA21

Approximate Area = 1773 sq ft / 164.7 sq m

For identification only - Not to scale



A fantastic opportunity to acquire this spacious four bedroom family home which offers fabulous potential with an abundance of flexible accommodation to include the option to create a self-contained annexe to the top floor. Previously used as a HMO with 6 individually let rooms, this property would make an ideal investment purchase or as a traditional home for a family to grow into throughout the years. Now offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation on offer briefly comprises; front door opens into the entrance porch with a further door into the hallway where stairs lead to the first floor accommodation and doors open to the principal rooms. To the front of the property there is a sitting room with a large bay window allowing in ample natural light whilst, sitting centrally within the property is a dining room which benefits from French doors leading out to the rear garden.

The kitchen breakfast room is a generous size, fully fitted with a range of units with an integrated oven and hob and a large built-in storage cupboard alongside space for a table and chairs. Adjoining the kitchen is a useful utility room providing plumbing for appliances with a door to the garden and access to a downstairs shower room which is fitted with a white three-piece suite.

To the first floor there are three bedrooms, two of which are generous size doubles with one benefiting from ensuite facilities and the other serviced by a bathroom with separate adjoining WC. To the second floor, there is an additional double bedroom with kitchenette area fitted with a sink and space for freestanding appliances alongside en-suite shower facilities.

Externally the property is set back from the road with steps and a pathway leading to the front door. The main garden lies to the side and rear of the property and is laid to lawn with an area of patio ideal for sitting out and relaxing. On road parking can be found nearby.



- Huge amounts of potential with spacious and flexible accommodation
- Four double bedrooms
- Self contained annexe potential to the second floor
- Fantastic investment opportunity
- Walking distance to the town centre
- Vacant possession and NO ONWARD CHAIN

