

LOCATION: Humphreys Road is conveniently situated only a short stroll from Wellington town centre and all its amenities. Wellington 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 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 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction turning right after passing St Johns Church into Priory. Continue along this road turning left as the road bears right. Continue around the right hand bend, taking the first turning on the left hand side into Humphreys Road. Number 14 can be found on the left 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, electric heating, telephone

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

Property Location: w3w.co.uk/cucumber.coil.written

Council Tax Band: B

Construction: LaingEasi Construction

Broadband and mobile coverage: We understand that there is good 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/>.

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

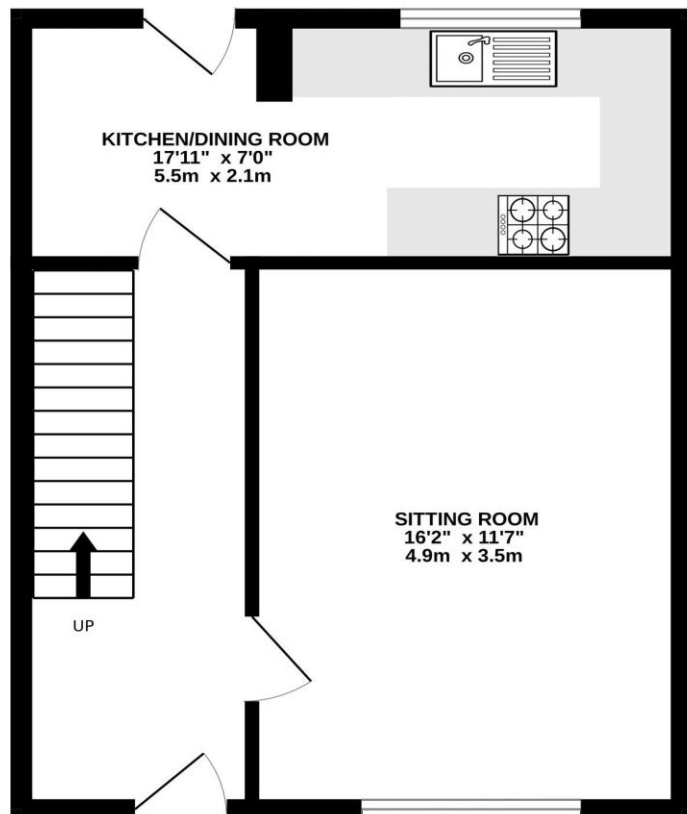
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

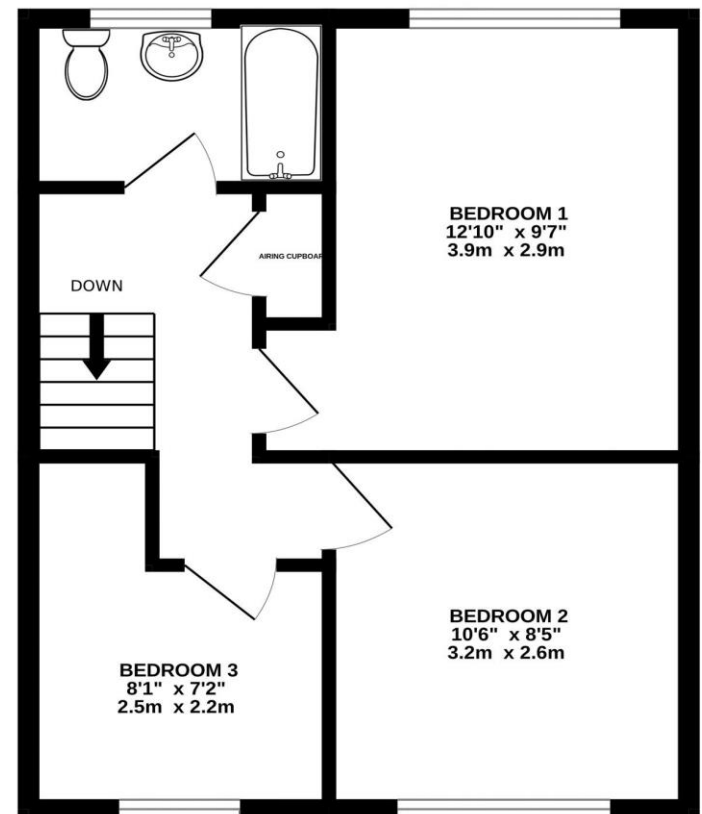
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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14 Humphreys Road is a spacious three bedroom end of terrace family home of 'LaingEasi' construction situated within close walking distance of Wellington town centre.

The accommodation comprises in brief; front door opens into entrance hall with stairs to the first floor and doors to the principal rooms. The sitting room is a generous size with a window to the front elevation whilst; to the rear; the kitchen is fitted with a comprehensive range of units with space for a table and chairs. There is a door leading out to the rear garden.

To the first floor there are three bedrooms, of which two are doubles, and a family bathroom fitted with a three piece suite.

Outside, the property benefits from gardens to the front and rear with a useful storage shed and rear access. Resident's parking can be found nearby.



- Three bedroom family home
- Walking distance to Wellington town centre
- Front and rear garden