



LOCATION: 8 Courtland Road is set within easy walking distance of the town centre and just 1/2 mile away with country walks through the fields less than 1/2 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 sports centre with its own swimming pool and a host of clubs including the rugby club, indoor and outdoor bowling clubs, squash club and football/cricket club.

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 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, turning second left into Courtland Road where the property will be found after a short distance on the left hand side as indicated by our For Sale board. Residents' parking can be found further along the road.

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///lamppost.allows.supposing

Council Tax Band: B

Construction: Brick construction under a slate 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: 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>

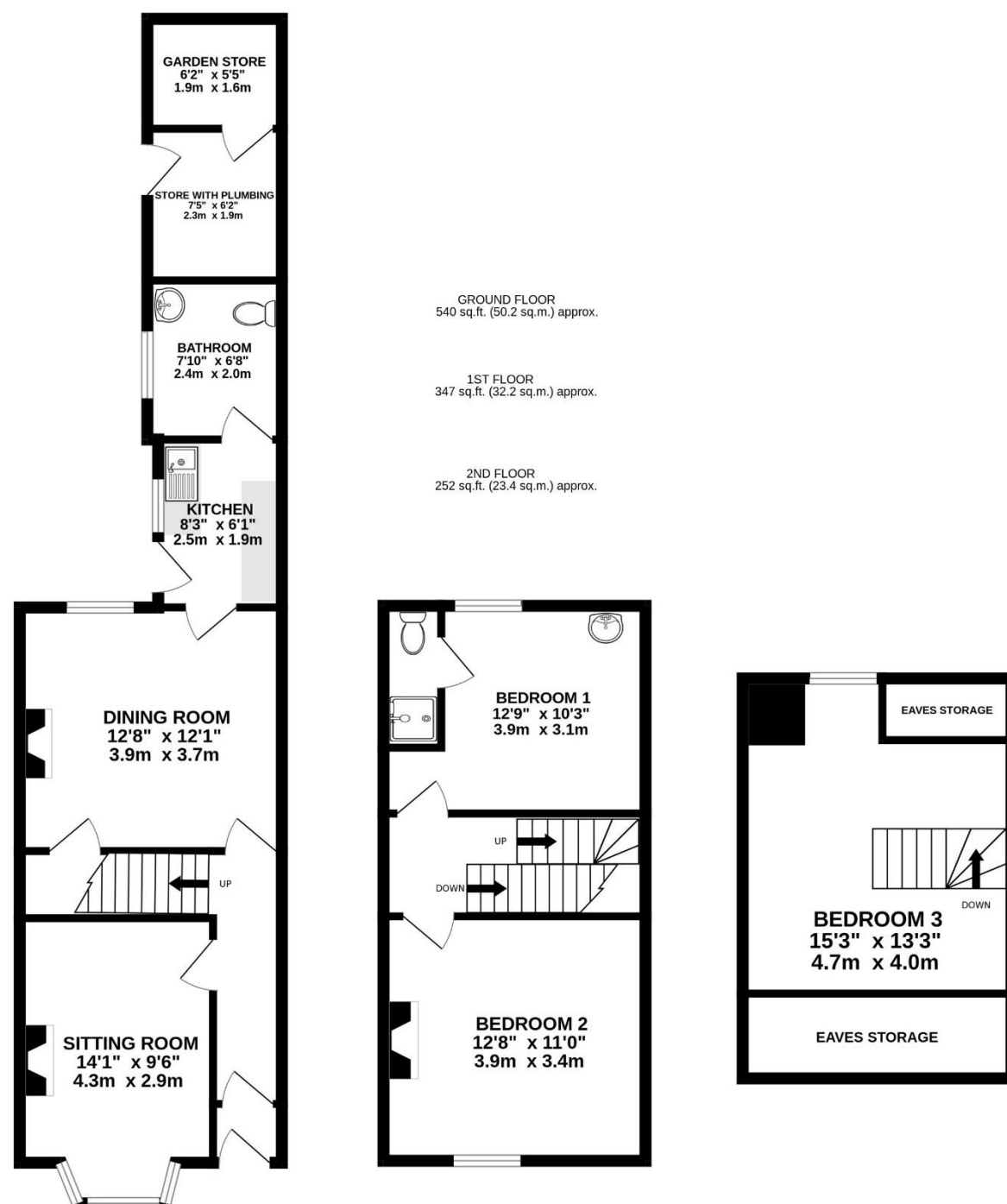
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



8 Courtland Road is a surprisingly spacious 3 double bedroom terraced character property, dating back to the mid 1800s; situated within easy walking distance of Wellington town centre and all amenities with Wellington Park nearby. The property is offered to the market with **NO ONWARD CHAIN** and is now in need of updating, providing an exciting opportunity for an incoming buyer with the option to create a single or double storey extension to the rear (subject to any necessary consents).

The accommodation comprises in brief; front door under attractive storm porch opens into an entrance porch with a further door leading into the main hallway with stairs to the first floor and doors to the principal rooms. The sitting room lies to the front of the property, enjoying a bay window overlooking the garden, with a second reception room, used as a dining room, sitting centrally placed within the house, conveniently adjacent to the kitchen.

The kitchen itself is fitted with a comprehensive range of wall and base units with complementary work surfaces, integrated oven and hob and space for further appliances. A door leads out to the rear garden. Completing the ground floor accommodation is the family bathroom, comprising a white three piece suite. To the rear of the ground floor is a spacious brick store with power and plumbing for a washing machine; creating the opportunity to extend the kitchen area.

To the first floor are two double bedrooms, with the master benefiting from en-suite facilities. To the second floor is a further double bedroom with eaves storage.

Outside, to the front, the property is approached via a path leading through the lawned garden. The main garden lies to the rear and is predominantly laid to lawn with flower and shrub borders. The garden benefits from pedestrian side access. Currently, parking can be found nearby on North Street or in the residents' car park on Courtland Road however there is an option to create off road parking at the front of the property.



- Character property
- 3 double bedrooms
- Front and rear gardens
- Close to Wellington Park
- Walking distance to the town centre
- Gas fired boiler fitted in 2023
- Potential for a single or double storey extension to the rear (subject to consents)
- **NO ONWARD CHAIN**

