



LOCATION:

Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS:

From our Wellington town centre office proceed in the Exeter direction to the town centre traffic lights turning left into South Street. Continue along this road until you reach the first mini roundabout turn right and after 100 yards bear around to your right where the property can be found on the right 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, electric heating.

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

Property Location: w3w.co//costs/roosts/titles

Council Tax Band: B

Construction: Brick under a tiled roof with a tile hung façade

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: very 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.

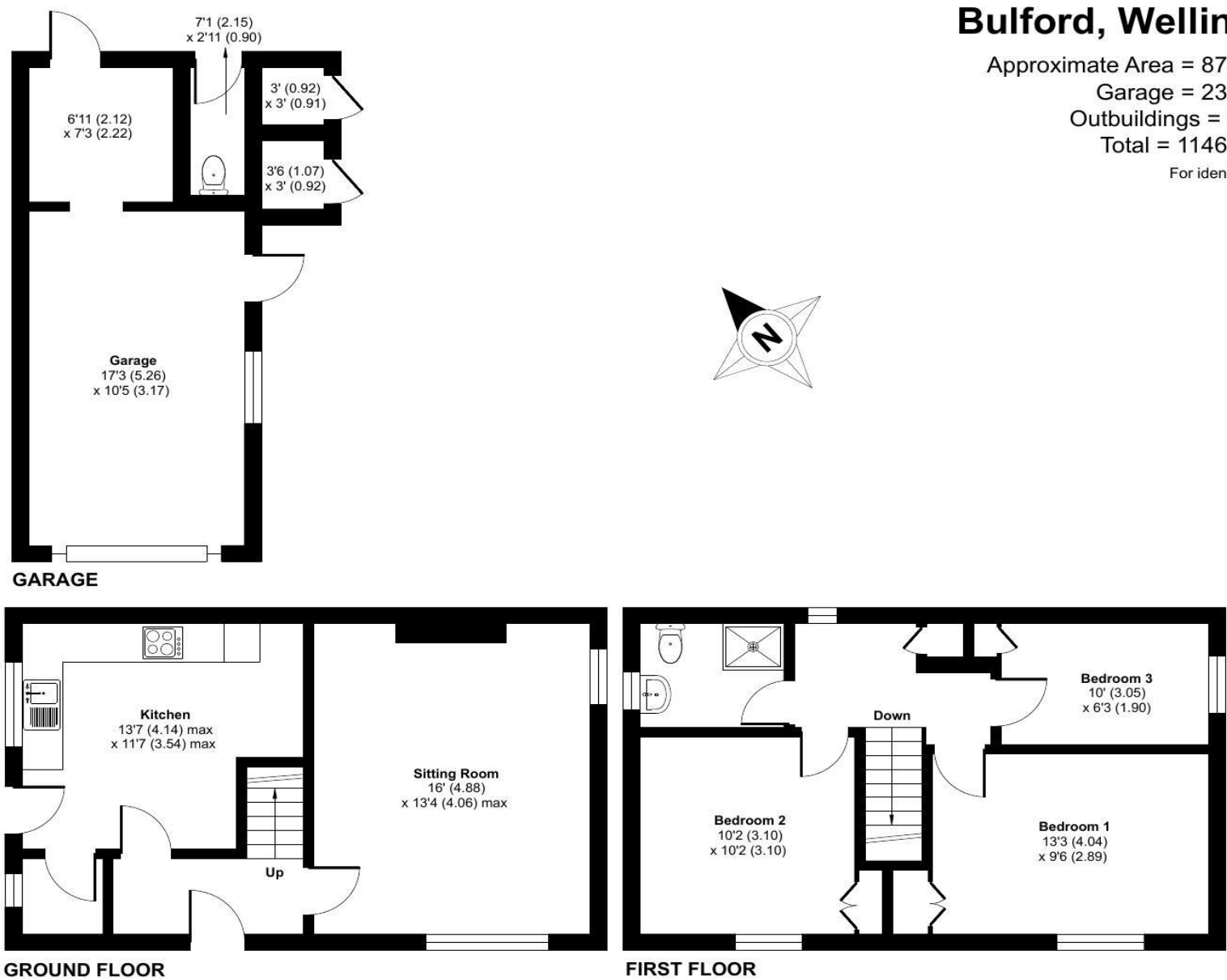
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Bulford, Wellington, TA2

Approximate Area = 878 sq ft / 81.5 sq m
Garage = 231 sq ft / 21.4 sq m
Outbuildings = 37 sq ft / 3.4 sq m
Total = 1146 sq ft / 106.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1231058

Situated on an enviable corner plot close to the town centre, this generous three-bedroom semi-detached house offers ample parking, garage, workshop, outbuildings and is offered to the market with NO ONWARD CHAIN.

The accommodation which is arranged over two floors briefly comprises a spacious hallway giving access to all main principal rooms along with stairs rising to the first floor. The dual aspect sitting room enjoys an outlook to the front and benefits from a feature fireplace complete with electric fire creating a real focal point to the room, this room offers plenty of space for everyday furnishings. The kitchen offers a comprehensive range of matching wall and base units with contrasting worktops and tiled splashbacks with ample space for kitchen appliances, furthermore the kitchen is enhanced by a useful walk-in shelved larder perfect for everyday essentials.

To the first floor there are three generous bedrooms each with fitted cupboards and all serviced by the family shower room which offers a three-piece suite including a double walk in shower cubicle.

Externally the property enjoys a pleasant approach and provides a block paviour driveway for two vehicles leading to a detached garage with workshop behind, both of which are connected to power and lighting. The front manicured gardens are predominately laid to lawn with beautifully maintained flower beds creating an array of colour in the warmer months. The rear level garden is fully enclosed and enjoys a good degree of privacy and includes gravel, lawn and a further fenced off area. There is also an outside w.c along with two useful brick-built storage sheds. Warmed by electric heating and benefiting from uPVC double glazing this home is perfectly placed for those wishing to be close to the town amenities.



- NO CHAIN
- Generous corner plot
- Level walk to the town centre
- Garage/workshop and driveway parking
- Generous room sizes
- Popular location

