



LOCATION: Lee Park is a popular development close to the local primary school and church within approximately 1/2 mile. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independent shops and larger national stores such as the well renowned Waitrose. The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Junction 26 which is just outside the town.

DIRECTIONS: From Wellington town centre proceed in the Taunton direction taking the second exit at the first and second roundabouts alongside the second exit at Chelston roundabout onto the A38 towards Taunton. After approximately 2 miles at the Worlds End public house turn right signposted West Buckland. Continue on this road through the village passing the West Buckland Primary School on your left hand side. Then take the next right into Lee Park where the property will be seen immediately on the right hand side.

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///risks.husband.adapt

Council Tax Band: F

Construction: Traditional cavity construction with a part brick, part render outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 68 Mbps download and 20 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.

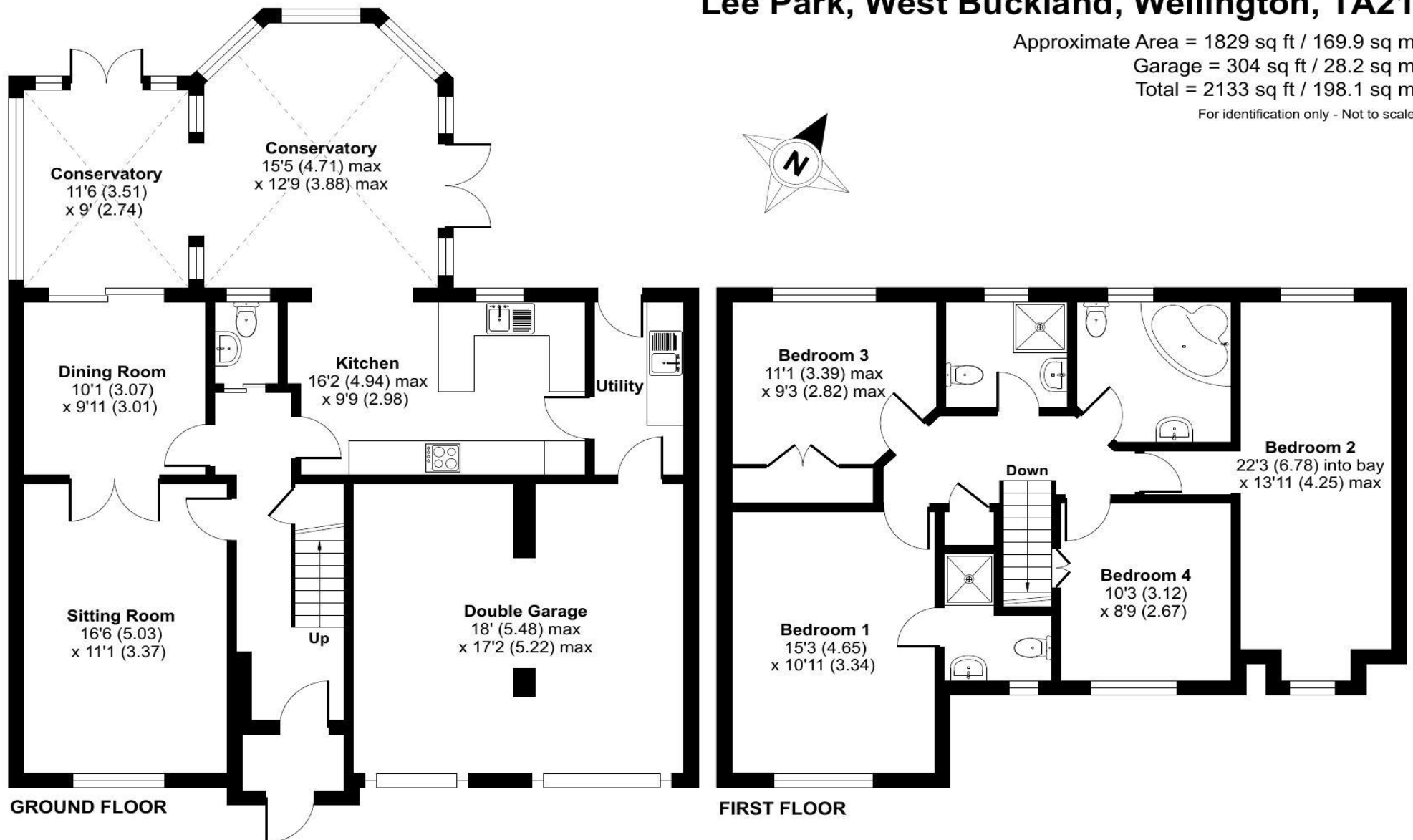
Lee Park, West Buckland, Wellington, TA21

Approximate Area = 1829 sq ft / 169.9 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 2133 sq ft / 198.1 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). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1229461

Originally one of the show houses on the development, this smart family home has been well cared for and considerably enhanced by the addition of an exceptionally large conservatory sun lounge to the rear. With a fine open view to the front towards the Blackdown Hills, the house sits on a private driveway shared by just two houses and is offered to the market with **NO ONWARD CHAIN**.

In brief the accommodation comprises front door opens into the entrance porch with a further door into the hallway with stairs to the first floor and doors to the principal rooms to include a spacious sitting room with glazed French doors into the dining room which in turn leads through to the sun lounge and the kitchen creating a fabulous entertaining space particularly in the warmer months. The kitchen itself is fitted with a comprehensive range of wall and base units with contrasting work surfaces, integrated appliances and a breakfast bar return.

The kitchen opens through to the sun lounge, in turn leading to the rear garden allowing ample natural light to flow through. Adjoining the kitchen is a useful utility room with space for appliances, a door to the garden and an internal door to the double garage. Completing the ground floor accommodation is a cloakroom.

To the first floor, the property benefits from four double bedrooms with an en-suite shower room to the master with two additional bathrooms servicing the remaining rooms.

Externally, the property is set back from the road with off road parking for 3-4 vehicles in addition to an integral double garage. The enclosed rear garden has been lovingly maintained and is predominantly laid to lawn with mature flower borders and a patio for sitting out and relaxing given the good degree of privacy on offer.



- 4 double bedroom detached family home
- Two family bathrooms, en-suite shower room and downstairs cloakroom
- Large sun lounge overlooking the garden
- Double garage and driveway parking
- Village location
- **NO ONWARD CHAIN**

