



**SITUATION:**

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 office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along with road until it becomes Waterloo Road, turning right into George Street. Proceed along this road where No.12 can be found a short distance on the left hand side as indicated by our For Sale board.

**AGENTS NOTE:**

As is the norm with this style of property, there is a right of way across the back of the terrace.

**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.

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

**Property Location:** [w3w.co//inkjet.midfield.glass](http://w3w.co//inkjet.midfield.glass)

**Council Tax Band:** B

**Construction:** Brick construction under a slate roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 200 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.

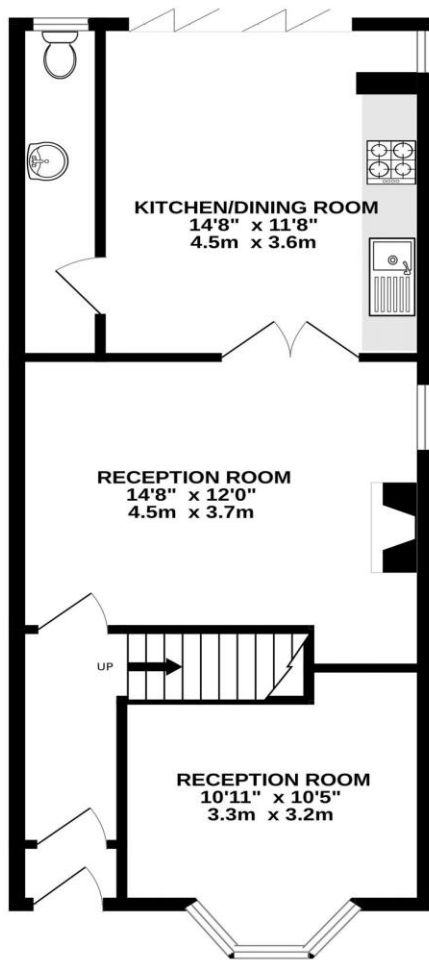
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

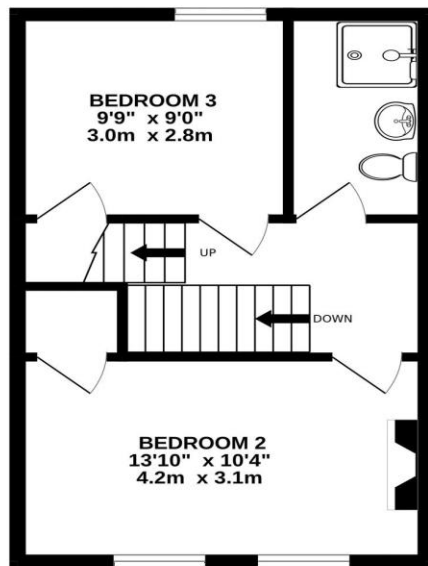
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



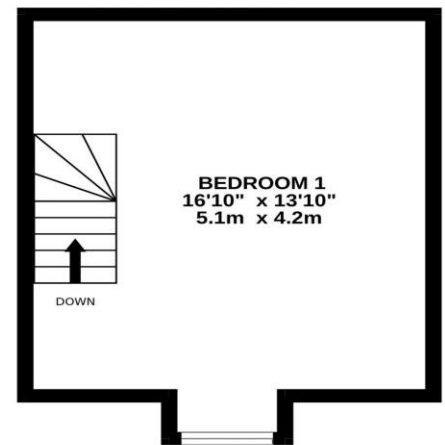
GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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Offered to the market with no onward chain, 12 George Street is a three-storey extended end terrace period property situated on a popular residential street benefiting from a garage and driveway parking.

The accommodation, which is arranged over three storeys, briefly comprises an entrance lobby leading into a hallway with stairs rising to the first floor. The main sitting room enjoys a large walk-in bay window along with plenty of space for everyday furnishings. The adjoining dining room benefits from a central log burner creating a focal point to the room sitting on a tiled hearth and is nicely positioned close to the contemporary and extended kitchen. This room clearly has been designed to be the social hub to the home and enjoys lovely views over the rear garden via the bio-folding doors and offers a range of matching cream wall and base units with contrasting worktops and tiled splashback, there is adequate space for all kitchen appliances along with a 7-ring inset Range with extractor above. Furthermore, spotlights enhance the room and a Velux window allowing for plenty of natural light to enter the room. Completing the ground floor is a small utility area and a useful downstairs cloakroom.

To the first floor there are two bedrooms which are serviced by the shower room which offers a white suite. Completing the internal accommodation is the master bedroom which is located on the top floor and offers sloping ceilings, walk in dormer window along with access to a loft.

Externally, the property offers a small area of frontage designed with low maintenance in mind whilst the level rear garden is enclosed by wooden fencing and is predominately laid to lawn with a few interspersed mature shrubs along with a pathway leading a summerhouse which is connected to power, the detached garage/workshop which is approached via a shared driveway and is a very useful addition, also connected to power and lighting beyond which is driveway parking. Warmed by gas central heating and benefiting from uPVC double glazing this property mixes character features along with a modern twist.



- NO ONWARD CHAIN
- Extended three storey period property
- Popular residential road
- Two receptions, three bedrooms
- Workshop
- Garage and driveway

