



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 the Wellington centre traffic lights proceed along South Street passing Wellington School, at the second mini-roundabout bear right into Wellesley Park turning second right into a continuation of Wellesley Park, continue along this road for some distance taking a right turning into Ashford Road followed by the next right where the property can be found on the right 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, gas central heating.

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

**Property Location:** w3w.co//bunks.swoop.dozens

**Council Tax Band:** E

**Construction:** Traditional cavity construction with an brick outer leaf and external render under a tile 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:** 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.



# Ashford Road, Wellington, TA21

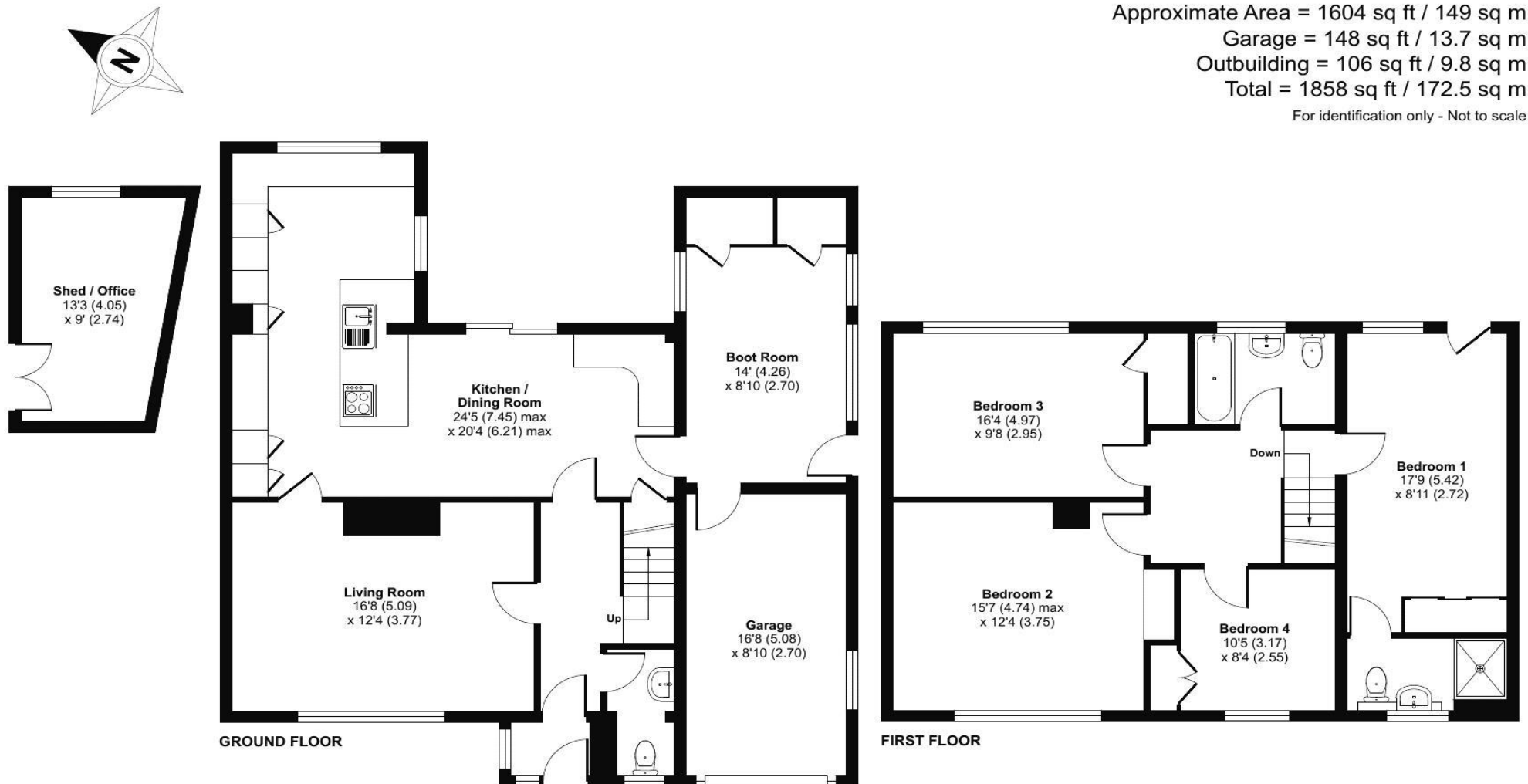
Approximate Area = 1604 sq ft / 149 sq m

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 1858 sq ft / 172.5 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: 1234328

Wilkie May & Tuckwood are pleased to present this extended four-bedroom detached house to the market on the South side of Wellington sitting on a level private plot offering four double bedrooms, a contemporary kitchen/family along with integral garage and driveway parking for numerous vehicles.

The accommodation briefly comprises an entrance porch leading into a hallway with stairs rising to the first floor. The main sitting room benefits from underfloor heating and overlooks the front aspect via a large picture window allowing for plenty of natural light to enter the room and there is a central gas fire place. The main social hub of the home is clearly the extended kitchen/family room which offers a wonderful entertaining space and is fitting with a comprehensive range of Wren black matt matching wall and base units with contrasting white polished stone worktops with built in eye level Neff double oven, integrated fridge/freezer, dishwasher, bins and wine cooler. Furthermore there is a Bora inset hob with built in downdraft extractor fan along with a Kettle tap offering boiling and filtered water, this room is also heated via underfloor heating. The family/dining area offers plenty of space for everyday dining furniture and enjoys views over the rear garden via cleverly positioned patio doors. The adjoining boot room offers additional storage space or alternatively could be used as an entertaining space and benefits from having access to the garage and the rear garden. Completing the ground floor is a useful cloakroom.

To the first floor there are four double bedrooms with the master enjoying a balcony which overlooks the rear garden and offers views towards Wellington School, the master also offers a part tiled ensuite with double walk-in shower and useful vanity unit. The remaining bedrooms are serviced by the family bathroom which provides a three-piece white suite.

Ashford Road enjoys a pleasant approach and provides a block paviour driveway for four/five vehicles leading to an integral garage which is connected to power and lighting. The frontage includes a small low maintenance garden with an array of mature planting whilst side access leads to a fully enclosed level private garden which is predominately laid to lawn with a block paviour patio perfect for entertaining in the warmer months.



- South side of Wellington
- Extended
- Tucked away at the end of a cul de sac
- Secluded corner plot
- Contemporary interior
- Envious kitchen/family room
- Ample parking