



**LOCATION:** Elms Road is noted as one of the premier roads on the south side of Wellington and is a peaceful residential area with a mixture of both similar houses and bungalows. Beech Hill Stores is just a short distance from the property and Wellington town centre is also within easy walking distance.

The town boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. 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 outside Wellington.

**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction turning left at the traffic lights into South Street. Continue straight over the first mini roundabout and at the second mini roundabout, bear left. Shortly after, turn left into Pyles Thorne Close and then take the second right into the continuation of Pyles Thorne Close, as the road bears around to the left becoming Elms Road the property can be found on the left 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///ranch.country.formless](http://w3w.co///ranch.country.formless)

**Council Tax Band:** E

**Construction:** Traditional cavity construction with a brick outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is good / limited 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.

# Elms Road, Wellington, TA21

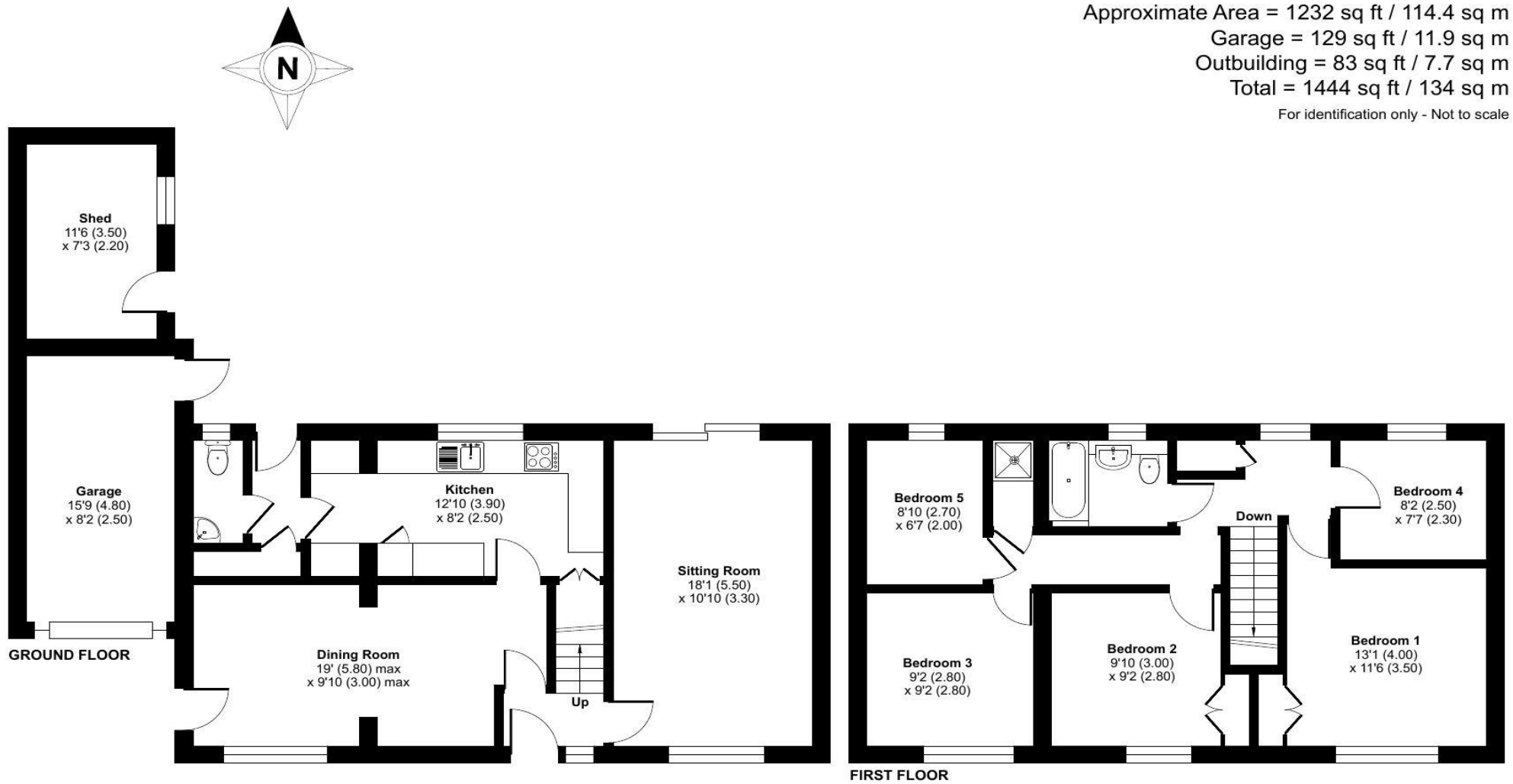
Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1444 sq ft / 134 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). © nitchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1244334

7 Elms Road is a substantial 5 bedroom extended link-detached family home set upon a generous plot within walking distance of the town centre, local amenities and Wellington School. The property has been in the same ownership for 50 years and now provides an exciting opportunity for an incoming family.

The accommodation comprises in brief; front door opens into the entrance hall with stairs to the first floor and doors to the principal rooms. The sitting room provides ample space for all everyday furnishings with a feature gas fire, picture window to the front elevation and patio doors to the garden at the rear. The dining room lies to the other side of the house with room for a large table and chairs and enjoys an open outlook to the front. To the rear of the property, the kitchen is fitted with a comprehensive range of wall and base units with contrasting work surfaces, an integrated double oven, hob and dishwasher. A door leads into the rear hall with a large built in cupboard, downstairs cloakroom and door to the garden.

Upstairs, to the first floor, there are five well proportioned bedrooms with bedrooms one and two also having the benefit of built in wardrobes. The bedrooms are serviced by the family bathroom which is fitted with a three piece white suite and an additional shower room.

Externally, the property is set back from the road with a front garden laid to lawn. There is driveway parking for two vehicles in turn leading to the garage with up and over door and power connected. A personnel door leads to the garden, whilst there is an additional brick potting shed to the rear of the garage. The main garden is a generous size and is predominantly laid to lawn, mature flower and shrub borders and an expansive patio, perfect for sitting out and relaxing particularly given the excellent degree of privacy on offer.



- Extended link-detached family home
- Five bedrooms
- Generous garden enjoying a good degree of privacy
- Garage and driveway parking
- Close walking distance to amenities, the town centre and Wellington School