

**Agents Note:** We understand that number 32 Beech Hill has Planning Permission for the erection of a front porch and a single storey extension to the rear.

**LOCATION:** Beech Hill is a popular residential area comprising of a pleasant mix of houses and bungalows with the local Beech Hill Store and hairdressers literally just around the corner. 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 town centre traffic lights proceed along South Street passing Wellington School, bearing left at the second mini roundabout into Pyles Thorne Road. Turn second left into Pyles Thorne Close and as the road bears around to the left with Beech Hill Stores to the right hand side, turn immediately right into Beech Hill where No.33 will be found on the left hand side just before you approach Elms Road.

#### 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.uk//samples.launcher.ankle](http://w3w.co.uk//samples.launcher.ankle)

**Council Tax Band:** D

**Construction:** Traditional cavity construction under a tiled 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:

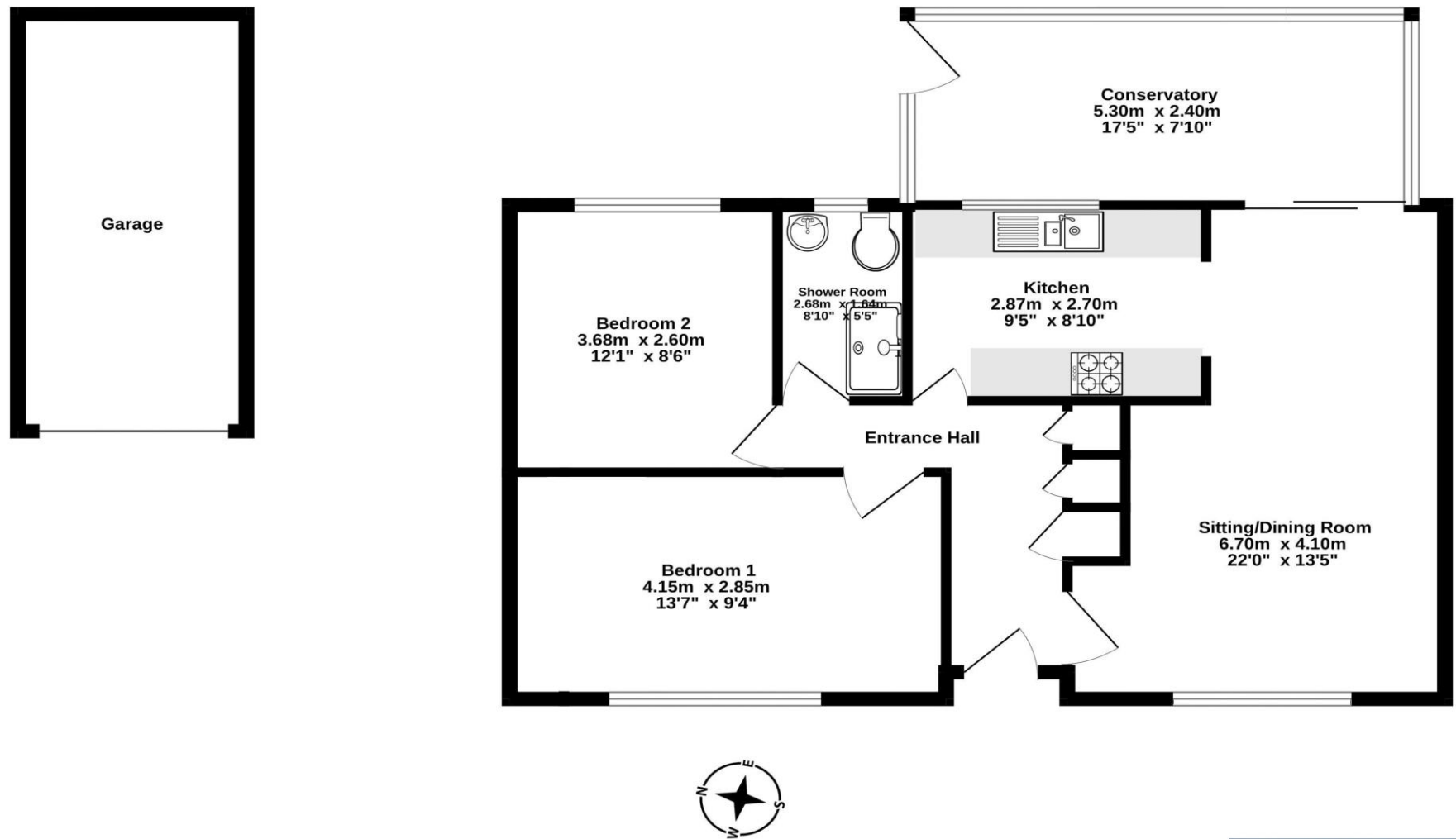
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.



Garage

Ground Floor  
81.1 sq.m. (873 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) 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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**Wilkie May  
& Tuckwood**

**33 Beech Hill is a spacious 2 bedroom detached bungalow situated in a very popular residential area on the south side of Wellington within easy walking distance to local amenities with the town centre close at hand. The property benefits from a garage and driveway parking and a low maintenance rear garden.**

**The accommodation comprises in brief; front door opens into the entrance hallway with a range of useful built in storage cupboards and doors to the principal rooms. The sitting room is a generous size with a picture window to the front elevation and is open plan through to the dining area which provides a flexible living space with ample space for all furnishings. From the dining area you will find the kitchen which is fully fitted with a comprehensive range of wall and base units with an integrated oven, hob, dishwasher, and washing machine. Completing the living accommodation is a conservatory, perfectly placed to enjoy an outlook over the rear garden, particularly enjoyable in the Summer months.**

**The sleeping accommodation comprises two double bedrooms with the master being a generous double. There is a shower room fitted with a modern white suite with a large walk in shower unit.**

**Externally, the property is set back from the road with an area of garden to the front. There is driveway parking to the side, in turn leading to the garage with electric up and over door, power connected and a rear window. The main garden lies to the rear and has been designed with ease of maintenance in mind along with steps down to the garage personal door.**



- **Two bedroom detached bungalow**
- **Popular location within close walking distance to amenities**
- **Garage and driveway parking**
- **Low maintenance rear garden**

