



LOCATION: Thomas Fox Road is situated on the Heritage Mill development on the Northern edge of Wellington with some lovely nearby walks. The town of Wellington offers a wide 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 9 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 right into North Street and proceed along which in turn becomes Waterloo Road and then Station Road. Continue over the railway bridge through Tonedale where the Heritage Mill Development can be found further along on your right-hand side. Turn right towards the development and then first right into Thomas Fox Road, following the road around to the left hand side followed by an immediate left where the property can be found on the right hand side as indicated by our for sale board.

AGENTS NOTE: As is often the case with modern developments, there is an annual maintenance fee of approximately £130 (2024 figures).

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//fragments.mermaids.forks

Council Tax Band: C

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

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 79 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:** High **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.

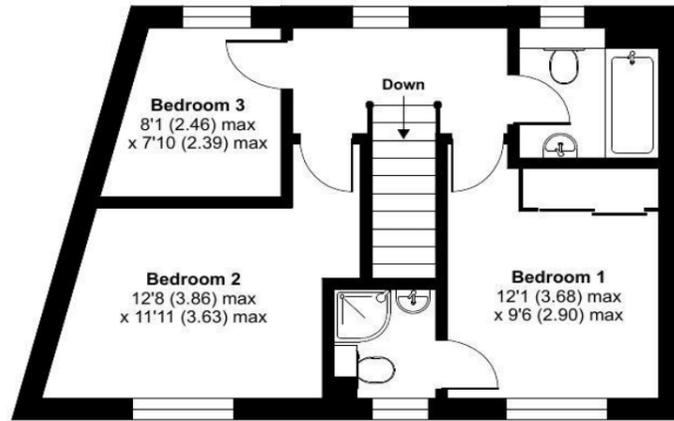
Thomas Fox Road, Tonedale, Wellington, TA21

Approximate Area = 852 sq ft / 79.2 sq m

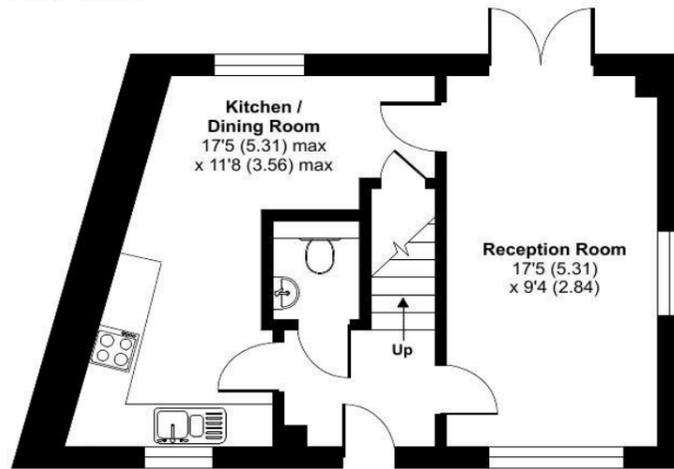
Garage = 148 sq ft / 13.7 sq m

Total = 1000 sq ft / 92.9 sq m

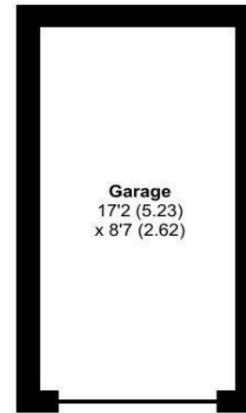
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1257036

Offered to the market in excellent decorative order throughout and offering a larger than average level garden, garage and driveway parking for two vehicles, 23 Thomas Fox Road is a beautifully presented three-bedroom semi-detached family home with an attractive frontage set in a tucked away position on this popular new development.

Built by Strongvox Homes in 2018 to 'The Pippin' design, the property comprises well flowing accommodation to the ground floor. The main dual aspect sitting room offers plenty of space for everyday furnishings and enjoys French doors offering views over the rear garden. The generous kitchen/dining room offers a comprehensive range of matching white wall and base units with tiled splashbacks complemented by integrated appliances and a wall mounted boiler. Completing the ground floor is a useful good size cloakroom.

To the first floor there are three bedrooms of which two are doubles with the master benefiting from built in wardrobes and a part tiled en-suite with drench shower alongside a family bathroom offering a three-piece white suite.

Externally the property is situated towards the end of a cul de sac and provides driveway parking leading to a single garage with up and over door all of which is connected to power and lighting. Side gated access leads to a generous, fully enclosed level garden which is predominately laid to lawn and enjoys a good degree of privacy along with a lovely area of decking ideal for entertaining in the warmer months. Benefiting from uPVC double glazing, gas central heating via a 'Vaillant' combination boiler and the remainder of the NHBC warranty, the property offers an excellent first home, investment purchase or downsize opportunity.



- Tucked away on a small cul de sac
- Modern interior
- Garage and driveway parking
- Larger than average level garden
- Popular residential estate

