



LOCATION: Beech Grove is ideally placed within close walking distance of all amenities to include Wellington Park, the Sports Centre with swimming pool, rugby club, Beech Grove Primary School and the town centre. 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 including a 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 Wellington town centre, proceed down North Street, taking a left hand turn just after the zebra crossing into Courtland Road. Just before you reach Wellington Park take the right hand turn into Beech Grove where the property will be seen after a short distance on the right hand side as indicated by our For Sale board.

Agents Note: Please note this property has an unregistered title.

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, solar panels (owned), telephone

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

Property Location: w3w.co///thudding.legend.nests

Council Tax Band: F

Construction: Traditional cavity construction with a brick outer leaf 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.

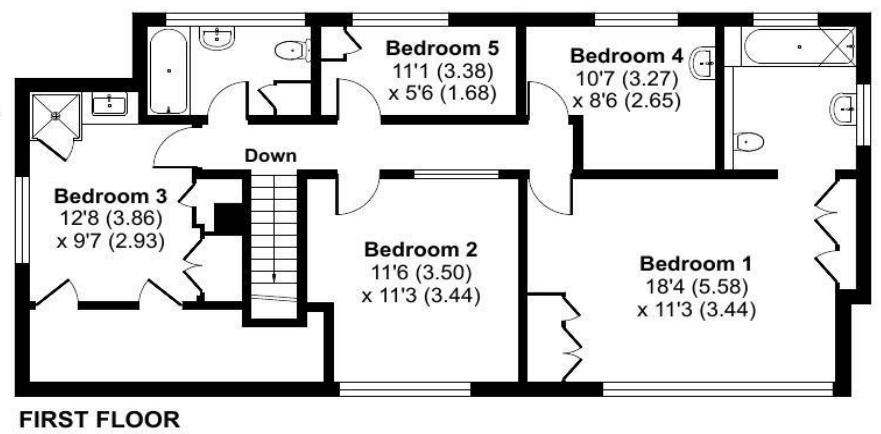
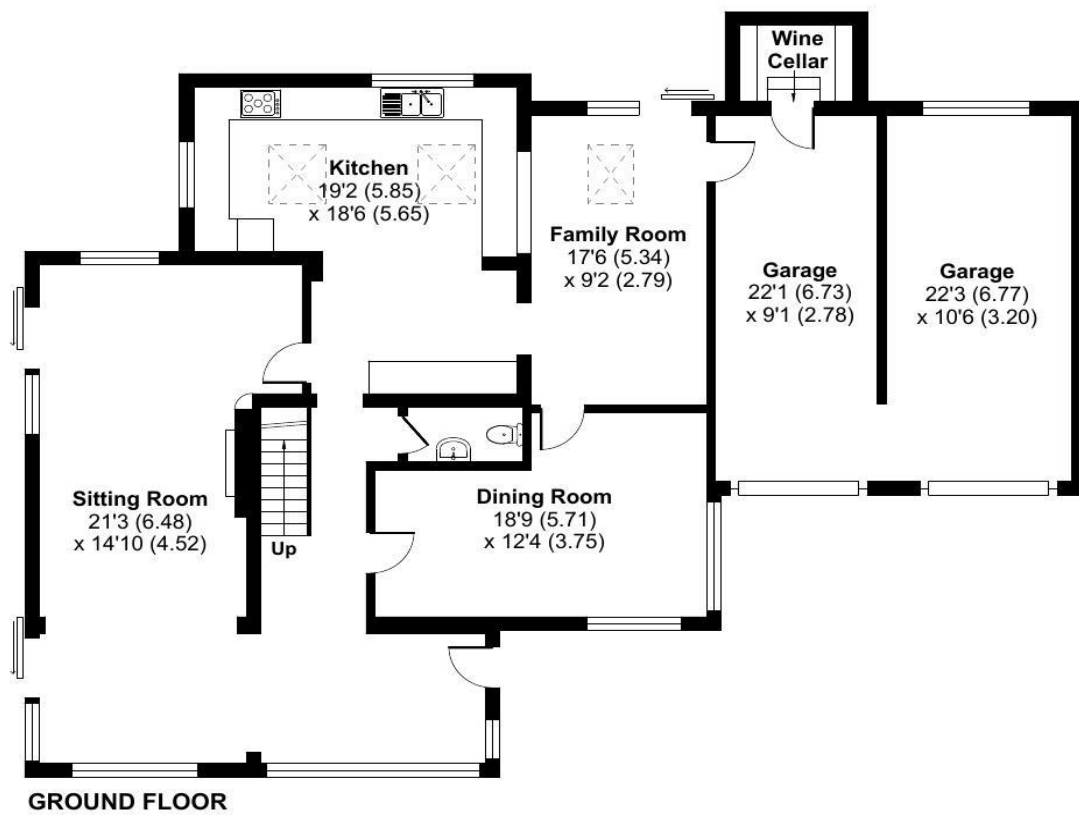
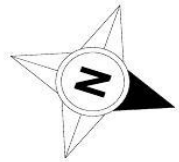
Beech Grove, Wellington, TA21

Approximate Area = 2288 sq ft / 212.5 sq m

Garage = 480 sq ft / 44.5 sq m

Total = 2768 sq ft / 257 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). © nitchcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1271060

7 Beech Grove is a deceptively spacious 5 bedroom detached family home situated in a sought after location within easy walking distance of the town centre, Wellington Park, The Basins, the sports centre with swimming pool, the rugby club and Beech Grove Primary School. Offered to the market for the first time ever since new in 1971, the flexible accommodation is perfect to suit the ever changing needs of family life and boasts a delightful garden, double garage and ample off road parking.

The light and airy accommodation briefly comprises; front door opens into a large entrance lobby with views to the front and patio doors to the garden at the side, flowing nicely through into the sitting room which enjoys a feature fireplace and French doors to the garden creating a wonderful space to entertain family and friends, particularly in the warmer months. The dining room is a generous size providing ample space for a large dining table and chairs with a door leading through to the family room which in turn opens to the garden, the double garage and to the large kitchen. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated double oven, hob and space for a fridge-freezer, washing machine and tumble dryer. Completing the ground floor accommodation is a useful cloakroom. To the first floor there are four double bedrooms and one single bedroom, many with the benefit of built in storage. One of the double bedrooms benefits from a wash hand basin, with another having both a wash hand basin and a shower. All bedrooms are serviced by the family bathroom which is fitted with a three piece suite with a shower over the bath. A particular highlight of this home is the generous master bedroom which has a fabulous outlook to the front and enjoys a large en-suite bathroom.

Externally, the property is set back from the road with twin vehicular gates opening to the driveway which provides ample off road parking and in turn leading to the two garages which have light and power connected with one having the added benefit of an electric door for ease of parking a vehicle inside. The stunning garden has been lovingly tended over the years by the current occupier and boasts fully stocked mature flower and shrub borders with an expanse of lawn, a patio adjacent to the house and a delightful Summer house. The garden is fully enclosed and offers a safe space for both children and pets.

Overall, the property is well presented throughout and would offer a buyer an exciting opportunity to further enhance to suit their needs, with the flexible accommodation perfect for a growing family. The property benefits from uPVC double glazing and gas central heating alongside solar panels which are owned.



- 5 bedroom detached family home
- Double garage and spacious gated driveway
- Beautifully tended gardens
- Solar panels, owned by the property
- Flexible living accommodation
- Close walking distance to all amenities