



104 Buckwell Wellington TA21 8TE £140,000 Leasehold







Agents Note: This property is Leasehold, with a lease term of 999 years commencing from 16th December 1977. The ground rent is £5 per annum and there is no maintenance charge.

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 our High Street office proceed in the Taunton direction passing through the traffic lights taking the first turning right into Buckwell. At the junction go straight ahead, where the property will be seen on the left hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas fired central heating **Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//yell.crouching.chase

Council Tax Band: A

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 200 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: 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. Photographs taken and details prepared November 2022. 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.

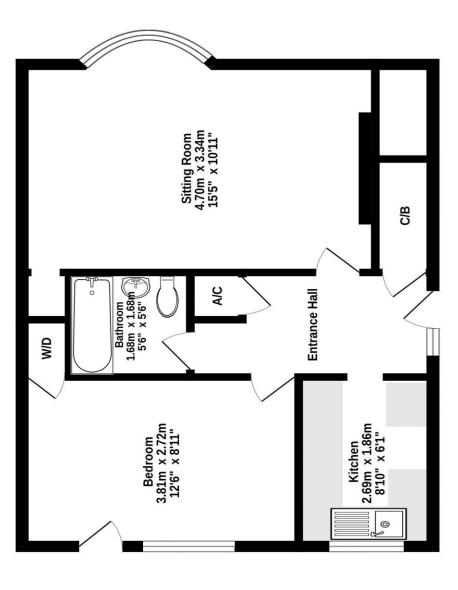


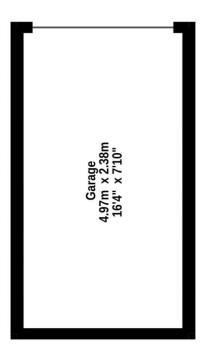






Ground Floor





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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.

A one double bedroom ground floor apartment of traditional cavity construction with a brick outer leaf under a tiled roof, benefiting from a garage and garden and located within easy walking distance of the town centre. The property is offered to the market with NO ONWARD CHAIN.

The accommodation briefly comprises; uPVC front door opens into the hallway with a built in storage cupboard and built in airing cupboard, alongside doors to all rooms. The sitting/dining room lies to the front of the property and provides ample space for all everyday furnishings with a useful alcove and window to the front elevation. The kitchen is fitted with a range of wall and base units with complementary work surfaces and space for appliances.

The sleeping accommodation comprises a double bedroom with built in wardrobe and door to the garden; serviced by the bathroom, fitted with a three piece suite with shower over the bath.

Outside, the property benefits from a lawned garden to the front with a path and steps leading to the front door. The rear garden has been designed with ease of maintenance in mind and is laid to patio with mature shrub borders and a side gate.





- Ground floor apartment
- One double bedroom
- Close walking distance to the town centre
- Garage
- Garden
- NO ONWARD CHAIN



