



DIRECTIONS: From our office town centre office, literally just across the road the property will be found through the wrought iron gates as indicated by our For Sale board.

LOCATION: The property is within easy walking distance of the town centre, offering a wide range of shops catering for daily needs together with a number of other amenities, schools, etc. There is a local bus service into the County Town of Taunton which is approximately 7 miles distant and the M5 motorway lies just outside the town accessed via Junction 26.

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.uk//shared.stylists.courts

Council Tax Band: B

Construction: Brick and render under a slate 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: low **Rivers and the Sea:** 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

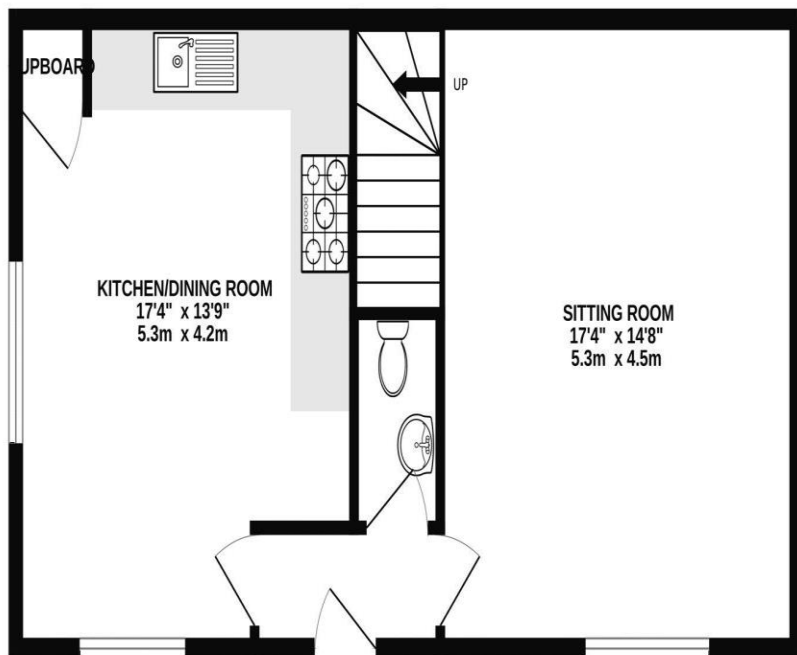
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

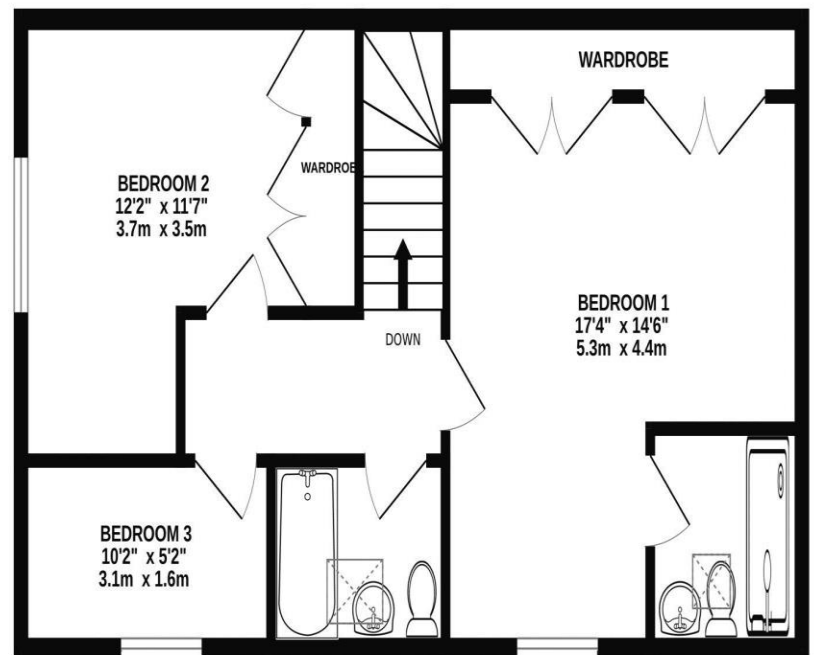
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR
551 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) 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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Located on a quiet path in the centre of Wellington is a spacious end of terrace property with three bedrooms and a private garden.

Offered to the market with NO ONWARD CHAIN.

The property comprises in brief; a door into the hallway with access to the principal rooms and downstairs cloakroom. The kitchen/dining room is flooded with natural light due to the dual aspect windows and there are plenty of base units for storage along with a large pantry cupboard providing plenty of additional shelving. There is a single oven with a five ring gas hob and extractor above along with a space for fridge/freezer, washing machine and dishwasher. A further cupboard allows space for a tumble dryer. The sitting room is generous in size and features stairs leading to the first floor.

The first floor accommodation offers three bedrooms with bedroom one featuring two double wardrobes and an ensuite shower room. Bedroom two is also a double room with fitted wardrobes and bedroom three is a single. These rooms are served by the family bathroom with a shower over the bath.

Externally, there is a detached private garden which is fully enclosed and has a useful storage shed.



- NO ONWARD CHAIN
- Town centre
- Private garden
- Three bedrooms
- Master with ensuite
- Modern kitchen and bathrooms

