

**LOCATION:** Walkers Gate is ideally located within a short walk of the town centre yet with equal ease of access to the Wellington by-pass which in turn leads to Junction 26 of the M5 motorway located just outside the town. Wellington itself boasts a 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 Sports 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 7 miles distant with its main line railway station.

**DIRECTIONS:** From our office proceed through Wellington town centre in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on the left, turn left into Champford Lane and then right into Walkers Gate where the property will be seen around the corner to the right hand side with parking in front of the red garage door.

#### 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///brands.stammer.mailings](http://w3w.co///brands.stammer.mailings)

**Council Tax Band:** B

**Construction:** Traditional cavity construction with a rendered outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is good outdoor and limited indoor 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

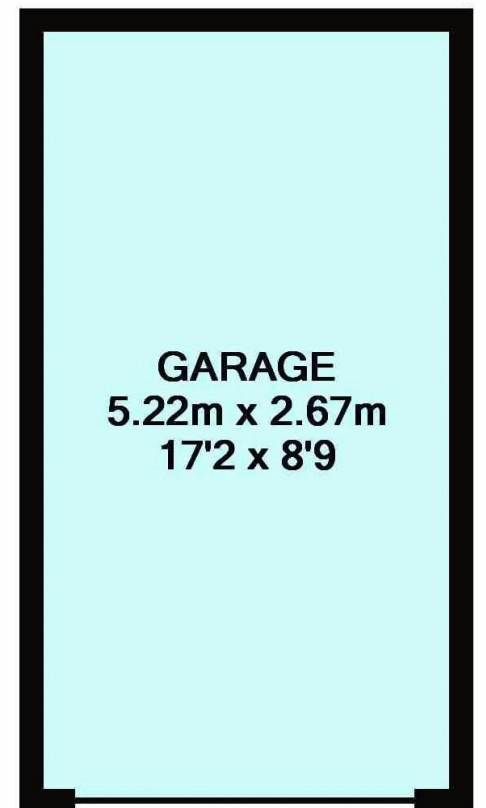
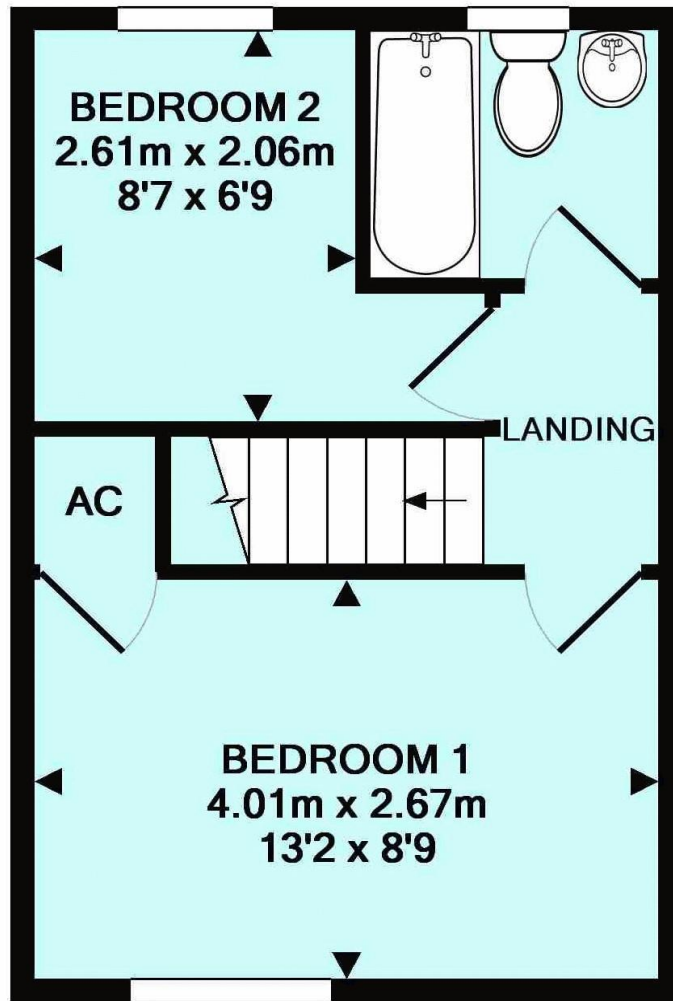
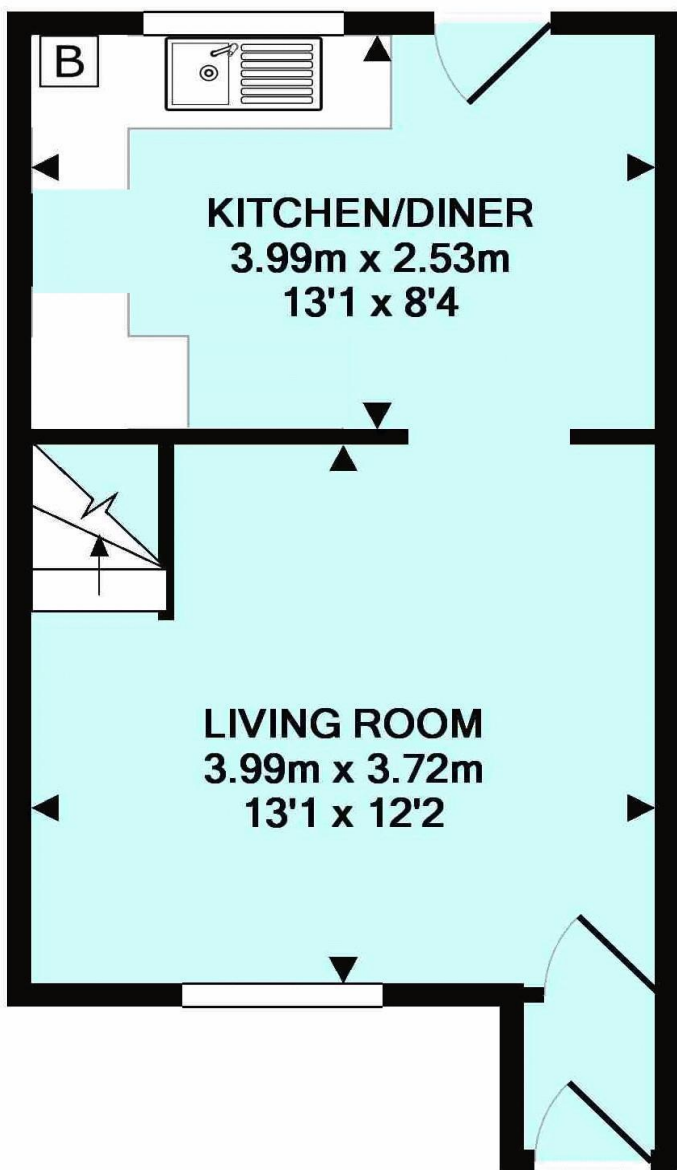
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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





A well proportioned 2 bedroom mid terrace house situated in a pleasant cul-de-sac position within close walking distance of the town centre and with the added benefit of a garage and off road parking. A viewing comes highly recommended.

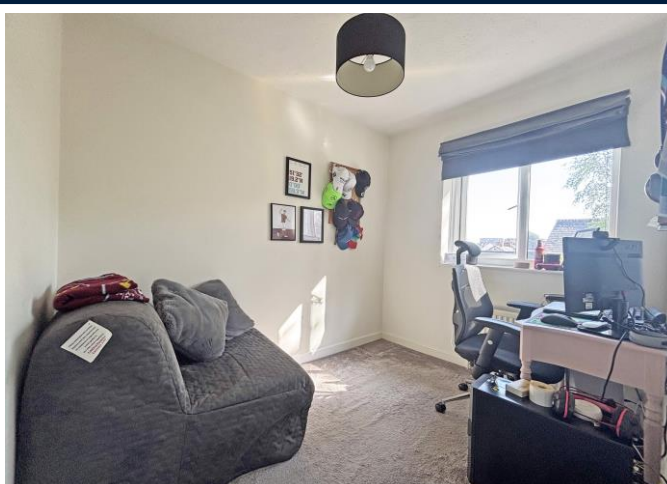
The accommodation comprises in brief; front door opens into the entrance porch with space for storing coats and shoes and a further door into the sitting room which benefits from ample space for everyday furnishings, a window to the front elevation and stairs to the first floor.

To the rear of the property, the kitchen/breakfast room is fitted with a comprehensive range of wall and base units with space for a fridge/freezer, cooker and washing machine alongside room for a table and chairs and a door directly out to the garden.

To the first floor there are two bedrooms with the master being a spacious double with a built in cupboard. The family bathroom is fitted with a three piece suite with a shower over the bath.

Externally, the property is set back from the road with a garage and off road parking space. The main garden lies to the rear and is predominantly laid to lawn with a patio adjacent to the house.

Making the ideal home for a first time buyer or as a downsize, 40 Walkers Gate is warmed by gas fired central heating and has had replacement uPVC doors and windows in 2023.



- Two bedroom terraced house
- Ideal first home or downsize
- Walking distance to the town centre
- Garage and parking
- Rear garden
- Replacement uPVC doors and windows