

LOCATION:

Mantle Street is just a short stroll from Wellington town centre with a wide range of amenities to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also an assortment 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 the County town of Taunton which is approximately 7 miles distant with its mainline railway station, the M5 motorway can be accessed by Junction 26 just outside of Wellington.

DIRECTIONS:

From the Wellington town centre traffic lights proceed along Fore Street which becomes Mantle Street where Mantle House will be found on the right hand side as indicated by our For Sale board.

AGENTS NOTE:

There is asbestos on extension roof and there is a vehicle and pedestrian right of way along alleyway at the end of the terrace to the garage.

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/protects.unzipped.marmalade

Council Tax Band: E

Construction: Brick construction with a rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is limited 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.

Mantle Street, Wellington, TA21

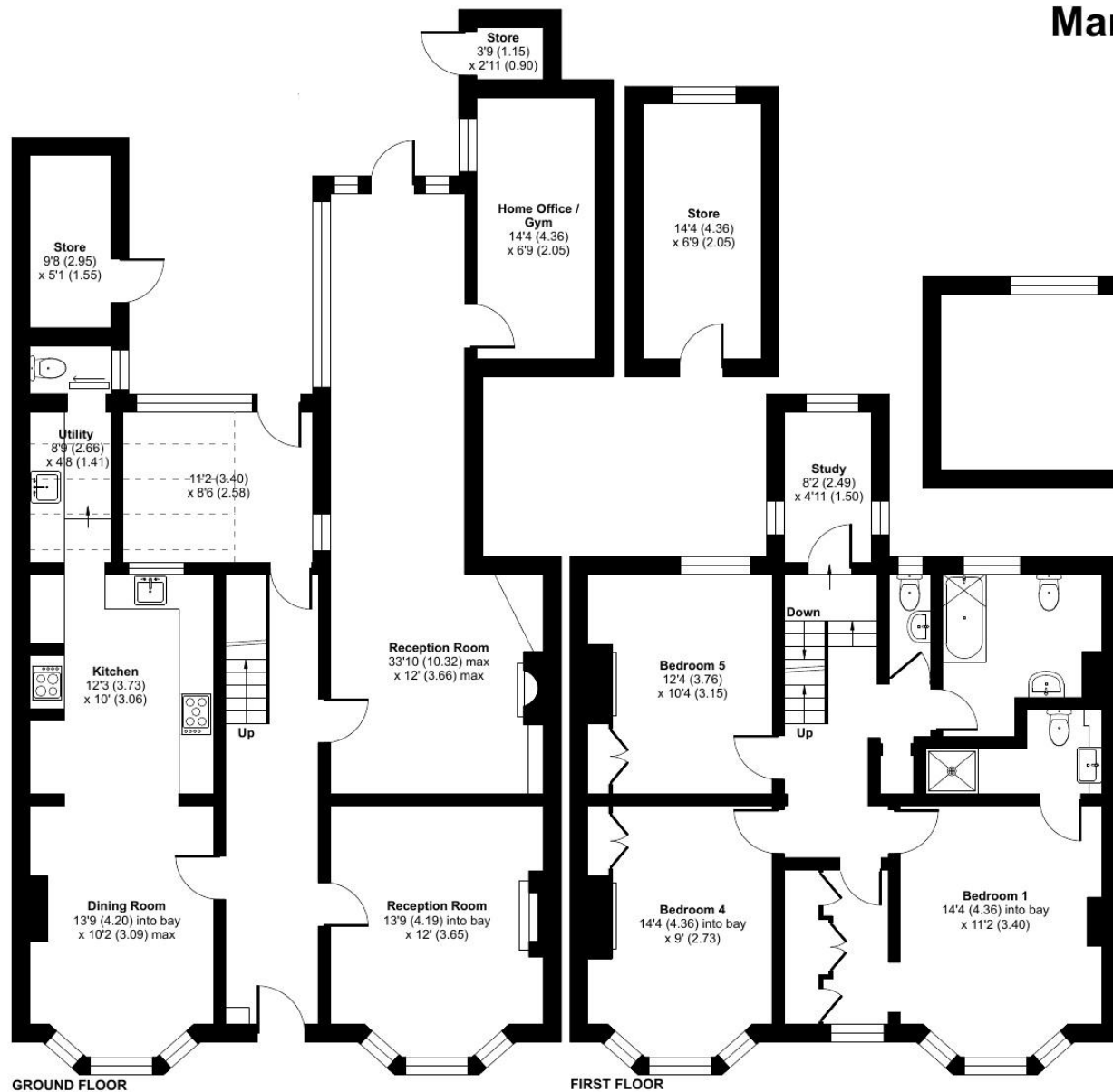
Approximate Area = 2309 sq ft / 214.5 sq m

Workshop = 261 sq ft / 24.2 sq m

Outbuildings = 150 sq ft / 13.9 sq m

Total = 2720 sq ft / 252.6 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1284514

Wilkie May & Tuckwood are delighted to offer Mantle House to the market; a handsome and substantial terraced Victorian property full of character and charm situated close to the town centre with five double bedrooms, four reception rooms and walled cottage style gardens along with a useful workshop to the rear.

The accommodation is arranged over three floors and briefly comprises a generous entrance hallway with stairs rising to the first floor and access to all main principal rooms. The generous kitchen/dining room offers a wonderful entertaining space with ample room for dining furniture and a large walk-in bay window allowing plenty of light to flood the room. The kitchen enjoys a comprehensive contemporary range of base units with contrasting Quartz worktops and tiled splashbacks with space for appliances and a range cooker. The kitchen is further enhanced by a gas fired Rayburn providing central heating for the home. The adjoining utility room is fitted with further storage with space appliances and a useful Belfast sink. The connecting garden room offers a multitude of uses for an incoming family. The main sitting room overlooks the front garden and benefits from a bay window along with an ornamental fireplace with shelving to either side. To the rear is a further reception room with a conservatory extension. Furthermore the home office, currently used as a gym is situated away from the rest of the home and provides a peaceful space above which is a further room currently used as storage but has plenty of potential for incorporation into the rest of the house. Completing the ground floor is a useful cloakroom.

To the first floor, a landing gives access to a small home office with further stairs rising to the three double bedrooms with the master offering a dressing area and ensuite. The remaining bedrooms are serviced by the spacious family bathroom along with a separate W.C. On the second floor there are two further bedrooms each with dormer windows and eaves storage.

Externally, the property offers an attractive approach via an ornamental front garden with two feature olive trees and shingle borders, all enclosed by a mature hedge giving a good degree of privacy. The fully enclosed walled rear gardens have been lovingly designed to create a peaceful retreat and very much in keeping with the rest of the house, offering several areas of interest to include a gravelled entertaining space, a meandering pathway, numerous mature shrubs and fig trees along with access to the rear workshop which is connected to power.

Mantle House maintains many of its original features including wooden flooring, ornate fireplaces, sash windows, picture rails and internal doors and provides a very grand and spacious family home which is close to the town centre along with nearby road and rail networks.

- Substantial Victorian town house
- Workshop
- Five double bedrooms
- Four reception rooms
- Full of original character features
- Fully enclosed established walled gardens
- Ornamental front garden
- Accommodation arranged over three floors

