



**Location:** Situated approximately 4 miles from Wellington, the property is just off the A38 and the surrounding countryside provide numerous walks and other activities. It is close to the M5 and Tiverton Parkway train station. Wellington has a good range of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good assortment of educational, recreational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema.

**Directions:** From our Wellington office processed out of Wellington on the A38 in the Exeter direction, continue along the A38 passing the Beanbridge, when the dual carriage merges back into single lane traffic take the first left turn onto Red Ball road, a no through road. The property can be found on the right hand side just off the A38.

#### 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, septic tank, gas central heating, telephone

**Local Authority:** Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

**Property Location:** [w3w.co/bounding.sports.rooster](http://w3w.co/bounding.sports.rooster)

**Council Tax Band:** C

**Construction:** Block and render

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 37 Mbps download and 7 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.



# Redhill Cottages, Red Ball, Wellington, TA21

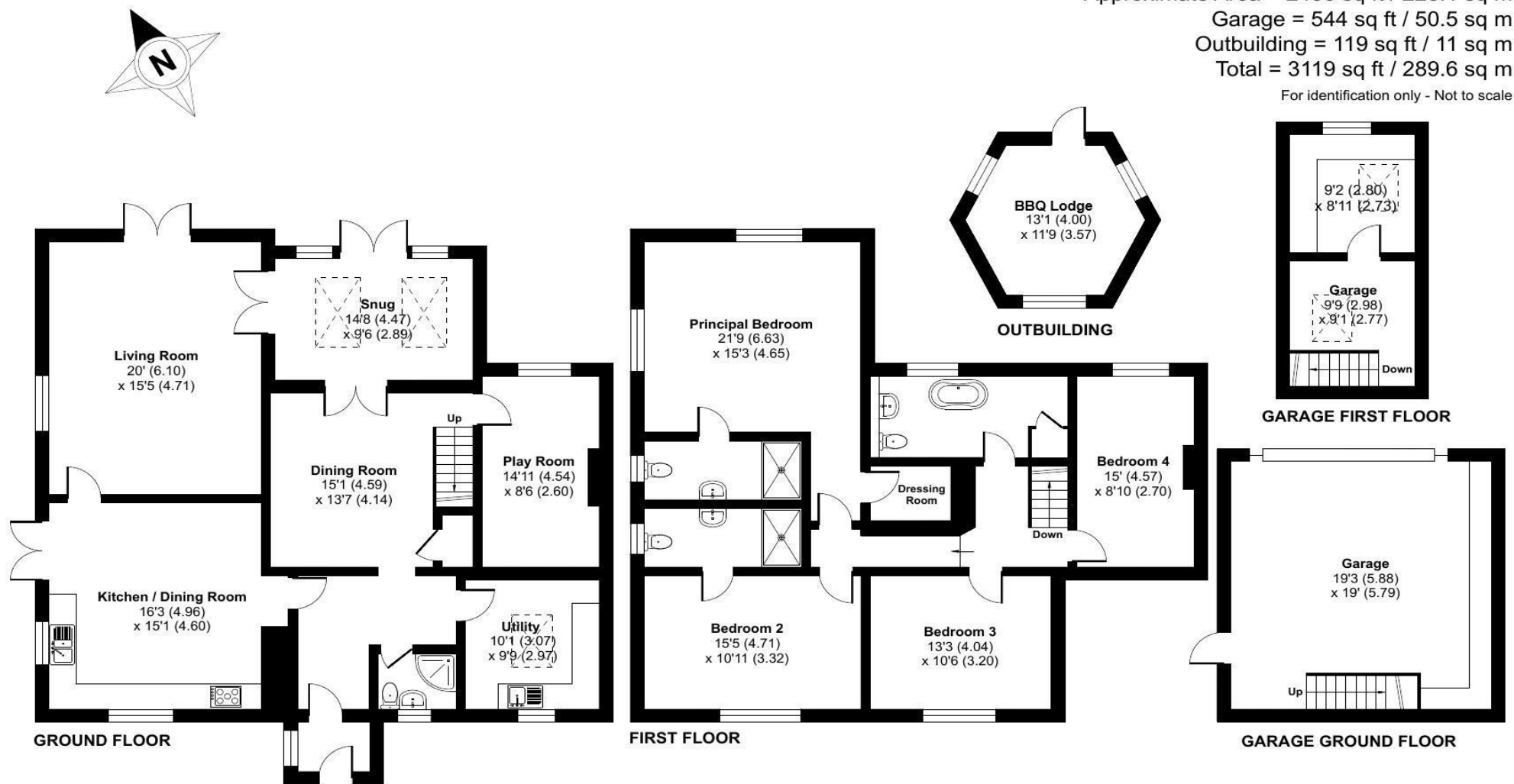
Approximate Area = 2456 sq ft / 228.1 sq m

Garage = 544 sq ft / 50.5 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 3119 sq ft / 289.6 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). © nitchcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1283061

Redhill Cottages has been cleverly extended, making a beautiful family home set in approximately 1/3 acre for garden. The location of the property is perfectly placed to explore the countryside, whilst still being in easy reach of Wellington, Tiverton and has great transport links.

The well balanced accommodation is arranged over two floors and briefly comprises of, a stable door opening into a porch with a further door into the spacious internal hallway. This space provides access to the large utility room, WC and leads to the main reception rooms. The large kitchen/dining room, which is quite clearly the social hub of this family home, is fitted with a comprehensive range of country cream wall and base units with contrasting work surfaces and has a space for a Range style cooker, with extractor hood over and space for a dishwasher. The dining area provides ample room for a family size table and chairs along with a more relaxed seating area and French doors opening to the large patio area making this the ideal entertaining space. The lounge is set just off the kitchen benefitting from lots of natural light from the dual aspect window and patio doors leading to the patio area making this whole area perfect for family living.

The property also hosts a separate formal dining room, an office/play room and a snug.

To the first floor, there are four generous double bedrooms, two with ensembles and the other two served by the family bathroom which comprises a modern three-piece suite with a freestanding rolltop bath. The master bedroom is a particularly large size featuring dual aspect windows and a dressing room. The property is flooded with natural light with many of the rooms having dual aspect windows, allowing you to take in the garden views from every angle. The flexible accommodation on offer is ideal for a growing family.

Outside, the well-tended, mature gardens on two sides of the property are predominantly laid to lawn with various flower and shrub borders. To the end of the garden there is a good size area currently housing chickens however would make a perfect place for an allotment. The garden features a large patio with a BBQ lodge and seating. There are gates opening into the garden allowing vehicles into the garden and to the double garage, which has light and power and has a generous loft area.



- 4 Double bedrooms
- Generous room sizes
- Approximately 1/3 acre garden
- Uffculme School catchment
- Double Garage with a storage level
- BBQ lodge

