



DIRECTIONS: From our Wellington office turn left at the main town centre traffic lights into South Street. Continue past Wellington School and at the second mini roundabout bear right into Wellesley Park. Continue along this road and just before Wellesley Park becomes Hoyles Road, the property can be seen on the left hand side.

SITUATION: The property is set back from the road with the town centre approximately 0.5 mile distant, this location is regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within a short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. 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.

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/impulsive.arts.lions

Council Tax Band: G

Construction: Brick construction with a render outer skin

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: 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>

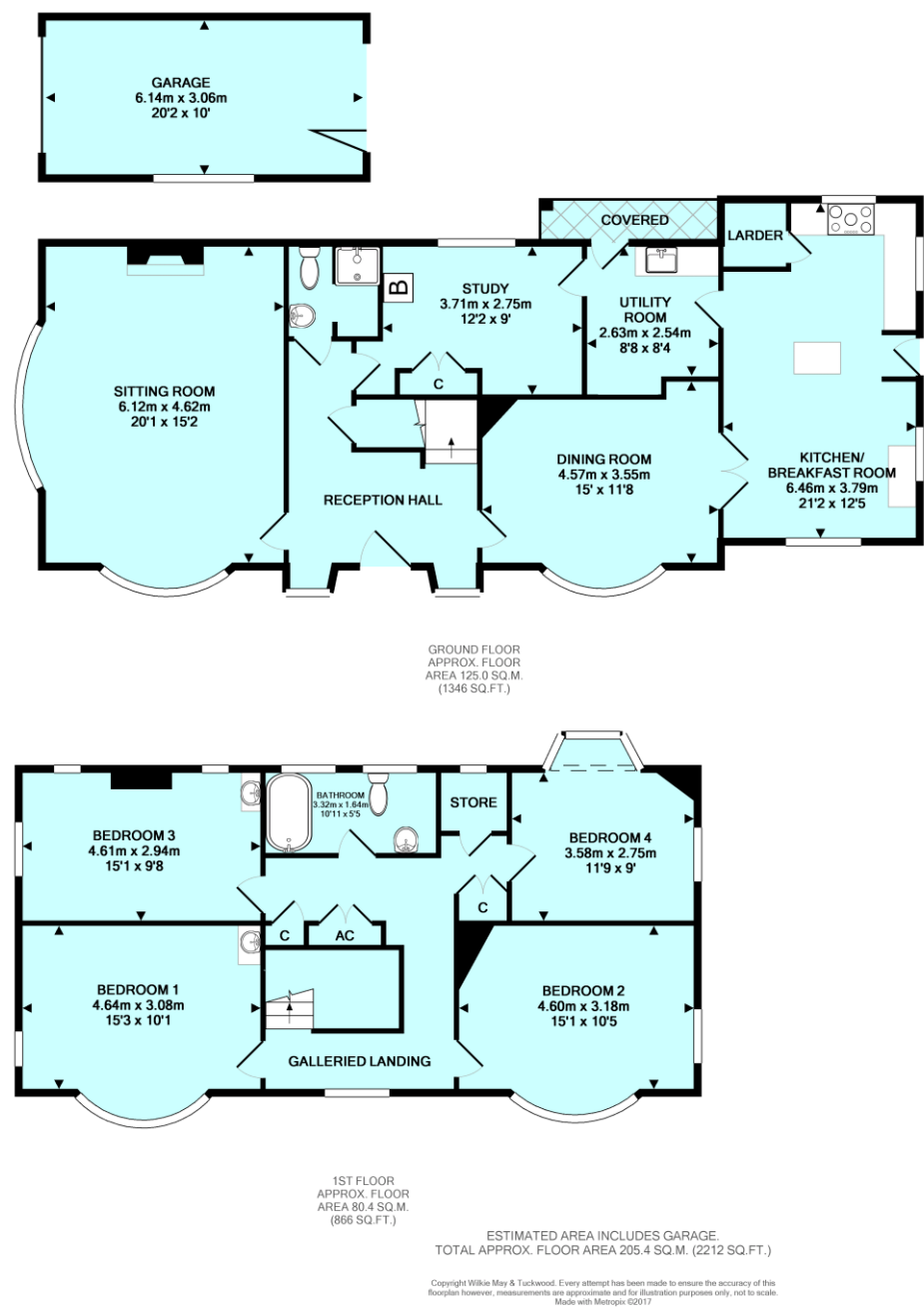
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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.



An impressive and elegant four bedroom late 1920's family home offering spacious living accommodation with an abundance of original features indicative of the property's era. The property has been carefully maintained and upgraded over the years with our current clients having completely rewired the property, relined the drains, installed cavity wall insulation and decorated throughout along with general landscaping of the well stocked gardens totalling approximately 0.4 of an acre with the main frontage being south facing.

The accommodation comprises an arched entrance vestibule with oak door and two slim leaded light windows either side setting the tone of the accommodation and what is immediately evident is the style and charm of this family home with its tall ceilings and proud turning staircase with fine balustrade. The sitting room is a delightful room with two striking bay windows with seats and replacement uPVC double glazed windows, with exception of the bathroom windows tastefully chosen to keep the integrity of the property, with aspects to the front and side elevations along with a wood burner inset into an exposed brick fireplace with timber mantel over. The dining room has a further attractive bay window matching the sitting room complemented by an open fire with tiled hearth and mantel over. Attractive double doors lead through to the kitchen/breakfast room which is a light and airy room with windows to the front, side and rear elevations with a doorway leading directly to the garden, this room has two distinct areas with ample space for a table and chairs. From the kitchen a doorway leads through to the utility room, in turn leading to the study and back to the main hallway which also provides access to the shower room with basin and w.c.

The turning staircase leads from the hallway to the galleried landing giving access to the four bedrooms with the two main bedrooms to the front elevation enjoying a sunny aspect over the delightful gardens. Complementing the bedrooms is the first floor bathroom which has a quality suite to include a shower over the roll top bath.

Outside, the grounds are equally as impressive with a brick paviour driveway providing ample off road parking and in turn leading to the detached garage. Pathways continue around the property and provide access to the various parts of the gardens. The main garden lies to the front of the property and is predominantly laid to lawn with well stocked flower and shrub borders and various trees to include Rhodendrons, Magnolia and flowering Cherry. The garden continues with various climbing plants to include wisteria, clematis and rose. This in turn leads to a lower section of the garden, ideal for growing your own produce with a large 'Guernsey' greenhouse and various fruiting trees to include apple and plum trees. There are also a number of Acer shrubs and numerous other shrubs which make a great display during spring and summer with a delightful patio area, ideal for sitting out and entertaining given the sunny aspect with views across the gardens. This is undoubtedly a house of stature and therefore a viewing comes highly recommended to fully appreciate all it has to offer.

- Elegant 1920's family home
- Large family home
- Sought after location
- Close to Wellington School
- Close to town centre
- Large garden totalling approximately 0.4 of an acre
- Ample gated parking
- Character features
- Abundance of original features

