



LOCATION: 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. 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. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town and on reaching the traffic lights at Rockwell Green, continue across and take the first turning on the right into the Dobree Park development. Continue through the development and at the first T junction turn left following the road around until the next T junction where you turn left again. Continue along until you turn right onto Lancok Street where after a short distance you will turn right following the road round, where you will find the property as indicated by our For Sale board.

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.uk/brotherly.twitchy.poker

Council Tax Band: C

Construction: Traditional cavity construction under a tiled 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: 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

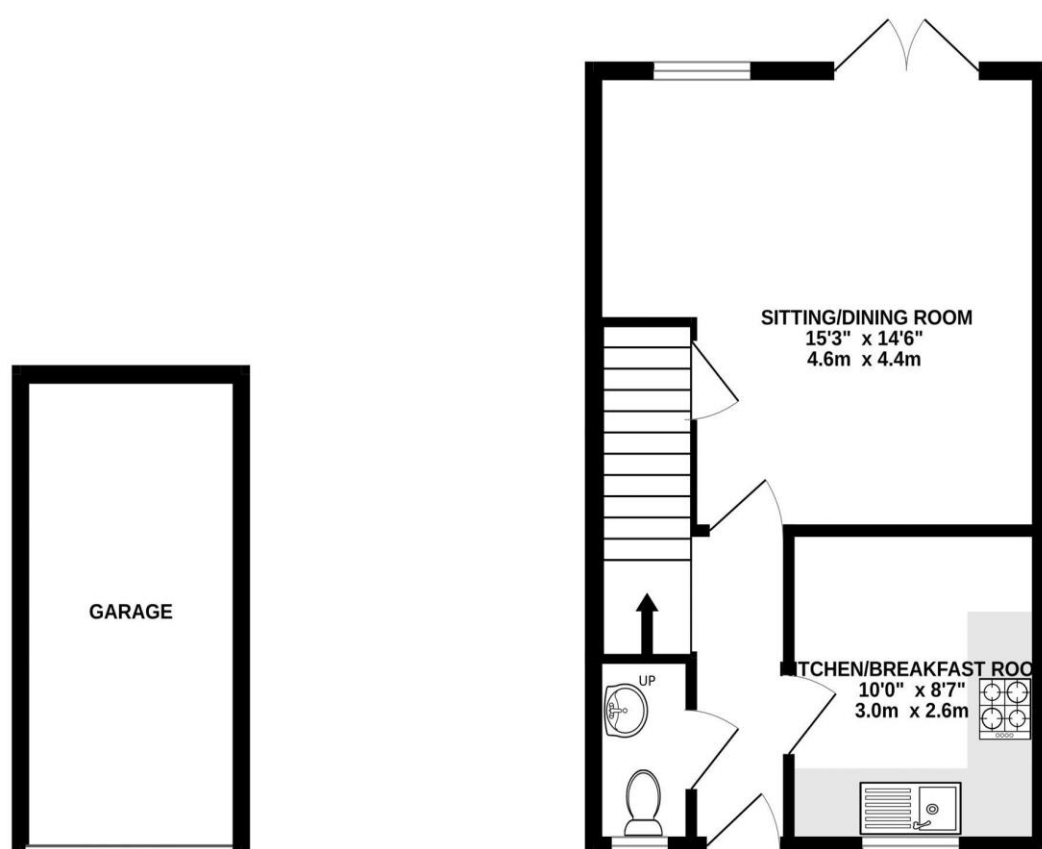
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

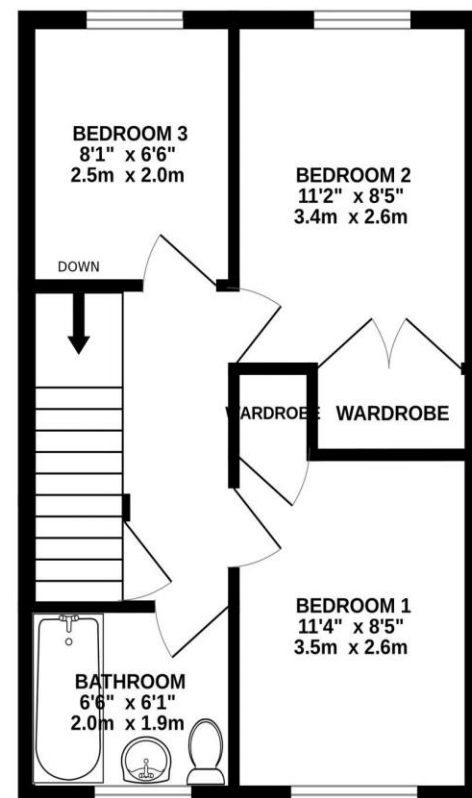
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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24 Lanccock Street is a well presented three bedroom semi detached family home situated in a private plot position on the popular Dobree Park development within easy walking distance of a range of local amenities.

The accommodation comprises in brief; front door opens into entrance hall with downstairs cloakroom, stairs to the first floor and doors to the principal rooms. To the front of the house, the kitchen/breakfast room is fitted with a comprehensive range of modern gloss wall and base units with contrasting work surfaces, a stainless steel sink, integrated single oven with a four ring gas hob and extractor above. There is a space for washing machine, fridge/freezer and a breakfast table. The sitting/dining room provides ample space for everyday furnishings with a feature fireplace and understairs storage cupboard. French doors open to the garden.

To the first floor there are three bedrooms with the two doubles both benefiting from built in storage. The family bathroom is fitted with a modern white suite with shower over the bath and a heated towel rail.

Outside, to the front, the property is set back from the road with a single garage and parking space in front. The rear garden is fully enclosed with timber fencing and predominately laid to lawn along with a patio area.



- Three bedroom end of terrace property
- Well presented
- Modern kitchen
- West facing garden
- Quiet cul de sac position
- Garage and driveway parking

