



**AGENTS NOTE:** The fire escape door from the bedroom opens into the garden of The Green Dragon.

**LEASE INFORMATION:** The property will be sold with the added benefit of a brand new lease of 999 years, further details of which will be confirmed at a later date. The property will own a share of the Freehold.

**DIRECTIONS:** The property sits in the centre of Wellington and can be accessed on foot by proceeding up South Street where the property will be found after a short distance on your left hand side.

**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.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold with a share of 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///boardroom.brightens.leads](http://w3w.co///boardroom.brightens.leads)

**Council Tax Band:** B

**Construction:** Brick and block with a rendered outer leaf under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage.

For available broadband speeds we recommend you check coverage with your provider.

**Flood Risk: Surface Water:** high

**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>

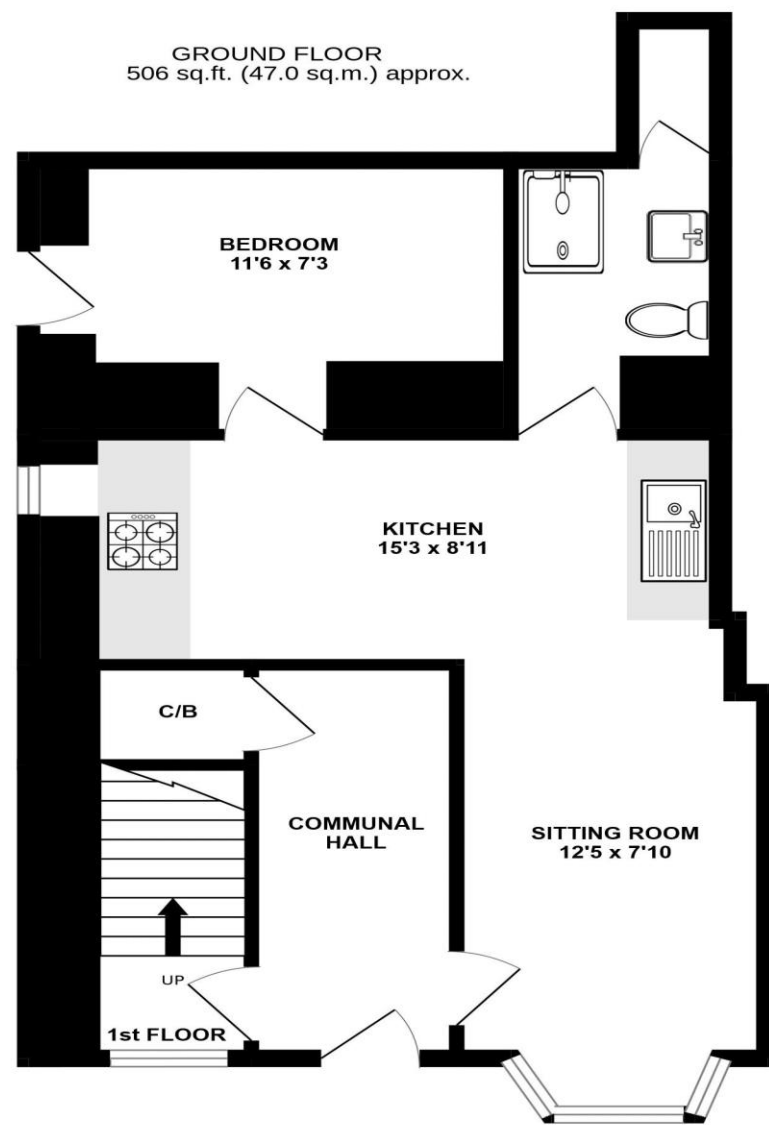
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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Previously forming part of 'Wellington Bookshop', this recently converted one bedroom ground floor apartment has been finished to a high specification throughout and is positioned with great access to the town centre.

The accommodation comprises in brief; front door opens into a communal hallway with a door into the apartment. The sitting room benefits from a bay window to the front elevation and flows openly through to the kitchen. The kitchen itself is fitted with a comprehensive range of units with an integrated oven and hob, space for a fridge/freezer and plumbing for a washing machine.

The property has the benefit of a double bedroom and shower room adjacent.

This apartment is in the perfect location for the town centre with uPVC double glazing and gas central heating, offering a great opportunity for first time buyers, downsizers and investors alike.



- One bedroom ground floor apartment
- Finished to a high specification
- Town centre location
- Open plan living space
- Gas fired central heating
- Brand new uPVC double glazing
- New lease with a share of the Freehold