



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 and cinema. 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 high street office proceed along South Street, passing Wellington School and bearing left at the 2nd mini roundabout leading towards Pyles Thorne Road, crossing the bypass onto Ford Street. Follow this road to the T Junction and turn left, at the cross roads go straight over. The property can be found on the right hand side just past the Holman Clavel Inn. On street parking can be found at the front of the property.

Agents notes: Some of the out buildings may contain asbestos, we recommend any potential buyers to do further investigation. There are a number of mature trees on the property that have preservation orders on them.

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, oil fired central heating, , telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//index.doses.anode

Council Tax Band: B

Construction: Stone

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 10 Mbps download and 0.9 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.

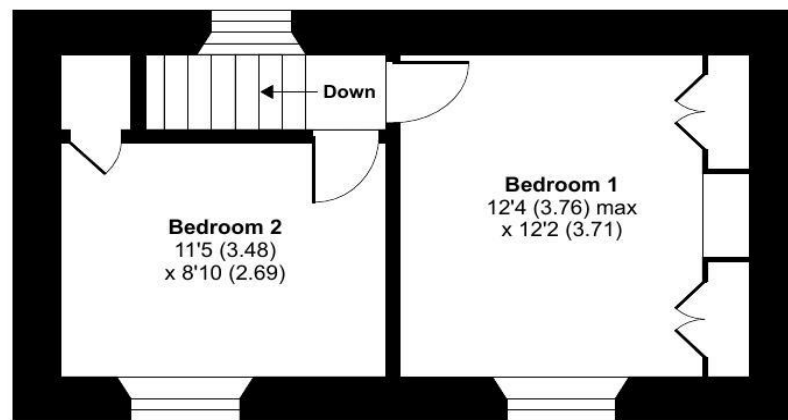
The Mount, Culmhead, Taunton, TA3

Approximate Area = 931 sq ft / 86.5 sq m

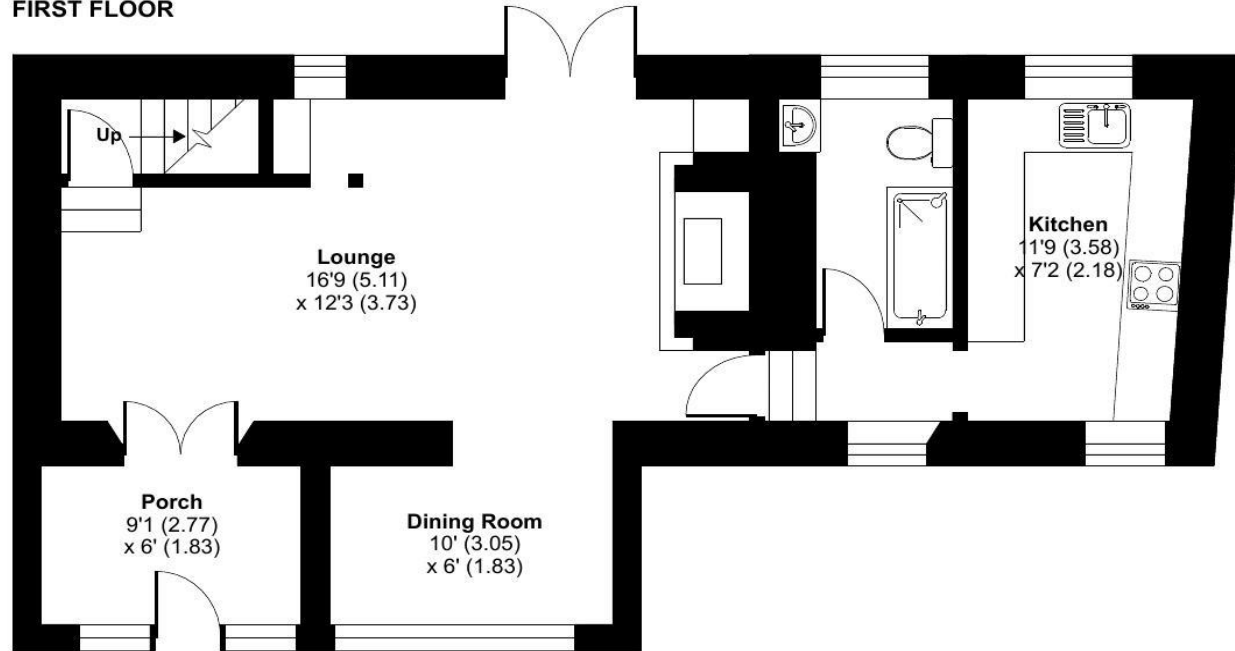
Outbuildings = 3196 sq ft / 296.9 sq m

Total = 4127 sq ft / 383.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1298898

The Mount is a country cottage with an abundance of character and includes approximately 2.5 acres of land with outbuildings.

The property comprises; front door opens into a large hallway with access to the principal rooms and stairs to the first floor. The lounge benefits from an impressive inglenook fireplace with a wood burner along with dual aspect and French doors opening to steps down into the rear garden creating an ideal entertaining space. The kitchen is light and benefits from a good mix of wall and base units for storage, under counter space for fridge, freezer and washing machine. The bathroom has a modern white three piece suite with an electric shower over the bath.

The first floor comprises of two double bedrooms both with some built in storage. Externally, the property offers a front garden with flower beds, the rear garden has a good size patio the rest has been laid to lawn with a mature hedge line. Two paddocks with outbuildings which are in need of some repair. The paddocks are approximately 2.5 acres.

A viewing comes highly recommended to see what this home has to offer.... Please bring wellies / walking boots to explore the grounds fully and enjoy the stunning views.



- Country location
- Two double bedrooms
- Inglenook fireplace
- Oil central heating
- Outbuildings
- Approximately 2.5 acres

