

85 Laburnum Road
Wellington
TA21 8EJ
£365,000 Freehold

Wilkie May & Tuckwood

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LOCATION: Laburnum Road is situated on the sought after south side of Wellington. It is just a pleasant stroll into Wellington town centre. Wellington has a good range of local independent shops and national stores to include the recently opened Waitrose. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema.

There is a regular bus service to the County Town of Taunton which is approximately 8 miles distant with its mainline railway.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction to the town centre traffic lights turning left into South Street. At the second mini roundabout bear left into Pyles Thorne Road. Continue along taking the second turning left into Pyles Thorne Close. Follow this road along past Beech Hill Stores and take the second turning on the right into Laburnum Road. Turn immediately left where the property will be seen on the left hand side.

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///recorders.realm.flames

Council Tax Band: C

Construction: Traditional cavity construction with a brick outer leaf 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.



Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT



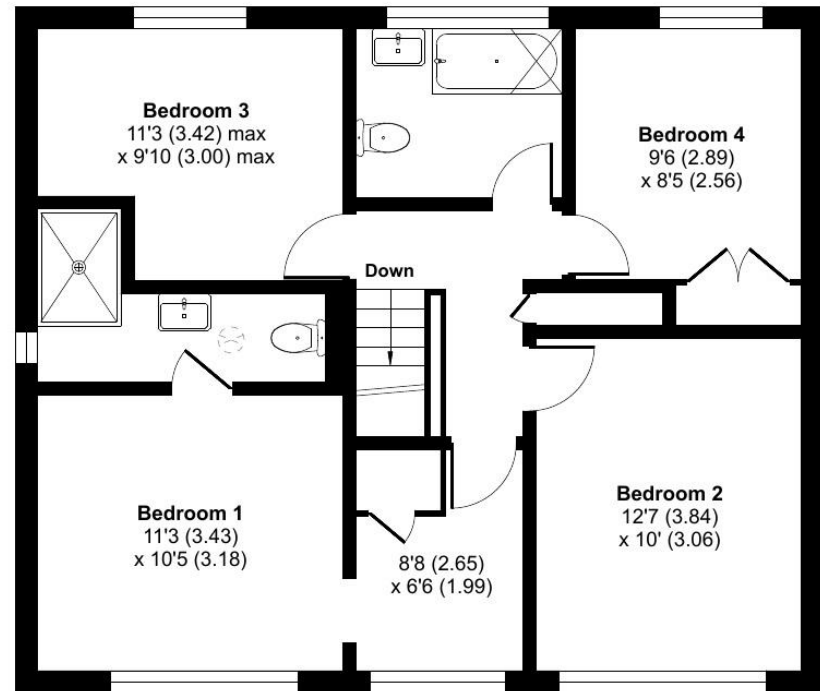
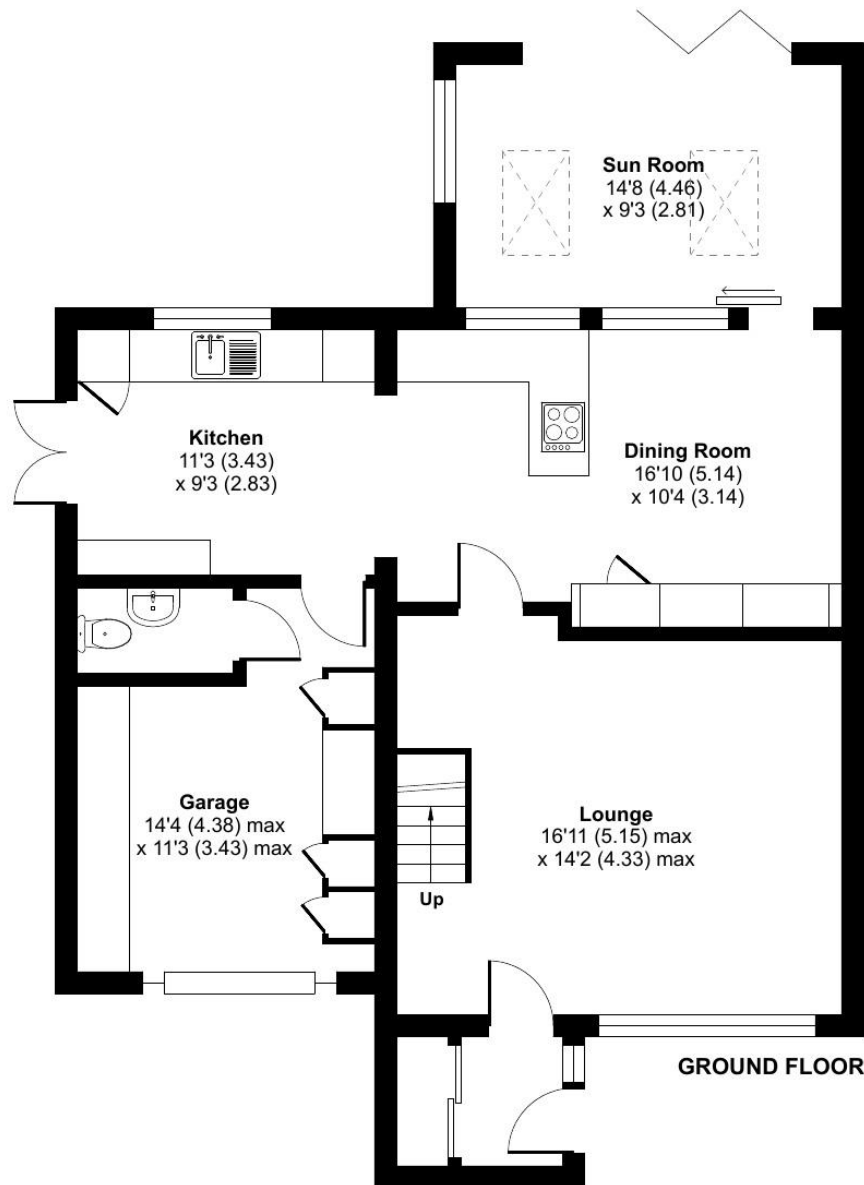
Laburnum Road, Wellington, TA21

Approximate Area = 1436 sq ft / 133.4 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1600 sq ft / 148.6 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). © n̄checom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1305014

A beautifully presented 4 bedroom extended semi-detached family home situated in this popular residential area on the south side of Wellington within walking distance of local amenities and the town centre. This property is the ideal purchase for an incoming family to move straight into.

The accommodation comprises in brief; front door opens into the entrance porch with a useful storage cupboard for coats and shoes and a further door into the sitting room which is spacious in size with ample room for everyday furnishings.

The kitchen/dining room is a particular highlight of the home, fitted with a comprehensive range of modern wall and base units with contrasting work surfaces, integrated double oven, hob and dishwasher and space for a fridge/freezer. The dining area provides room for a table and chairs and flows nicely through to the sun room which opens in turn to the garden at the rear, creating a fabulous space to entertain family and friends, particularly in the warmer months.

Completing the ground floor is a garage with utility area including a sink and useful downstairs cloakroom facilities.

To the first floor, there are four well proportioned bedrooms with the master being of a particularly generous size with additional dressing area and en-suite facilities. The family bathroom is fitted with a three-piece white suite with a shower over the bath.

Externally, the property is set back from the road with driveway parking in turn leading to the garage which has an electric up and over door with integrated personnel door. The garden has been designed with ease of maintenance in mind and is the perfect space to sit out and relax.



- Beautifully presented extended semi-detached family home
- Four bedrooms with master en-suite
- Garage and driveway parking
- Walking distance to local amenities and the town centre