



**LOCATION:** Riverside is a sought after area of Wellington and is particularly convenient for local amenities literally on hand to include Wellington Park, Sport Centre with adjoining Basins ideal for the dog walker with the town centre approximately 1/2 mile distant with a range of both independently run shops and larger national stores to include the well renowned Waitrose. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

**DIRECTIONS:** From our Wellington office proceed in the Exeter direction. At the main traffic lights turn right into North Street passing the fire station. Continue along into Waterloo Road and take a left turn signposted The Sports Centre. Park further along this road where on the left hand side of the entrance to Springfield Road you will find a pathway leading down to Riverside. Continue on foot where number 13 will be found further along the terrace.

**AGENTS NOTE:** As is often the case with older properties, there is a right of way at the rear of the property. It is also anticipated that the utility/storage room has an asbestos roof.

**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//deferring.sudden.starters](http://w3w.co.uk//deferring.sudden.starters)

**Council Tax Band:** A

**Construction:** Brick built under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 73 Mbps download and 20 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>

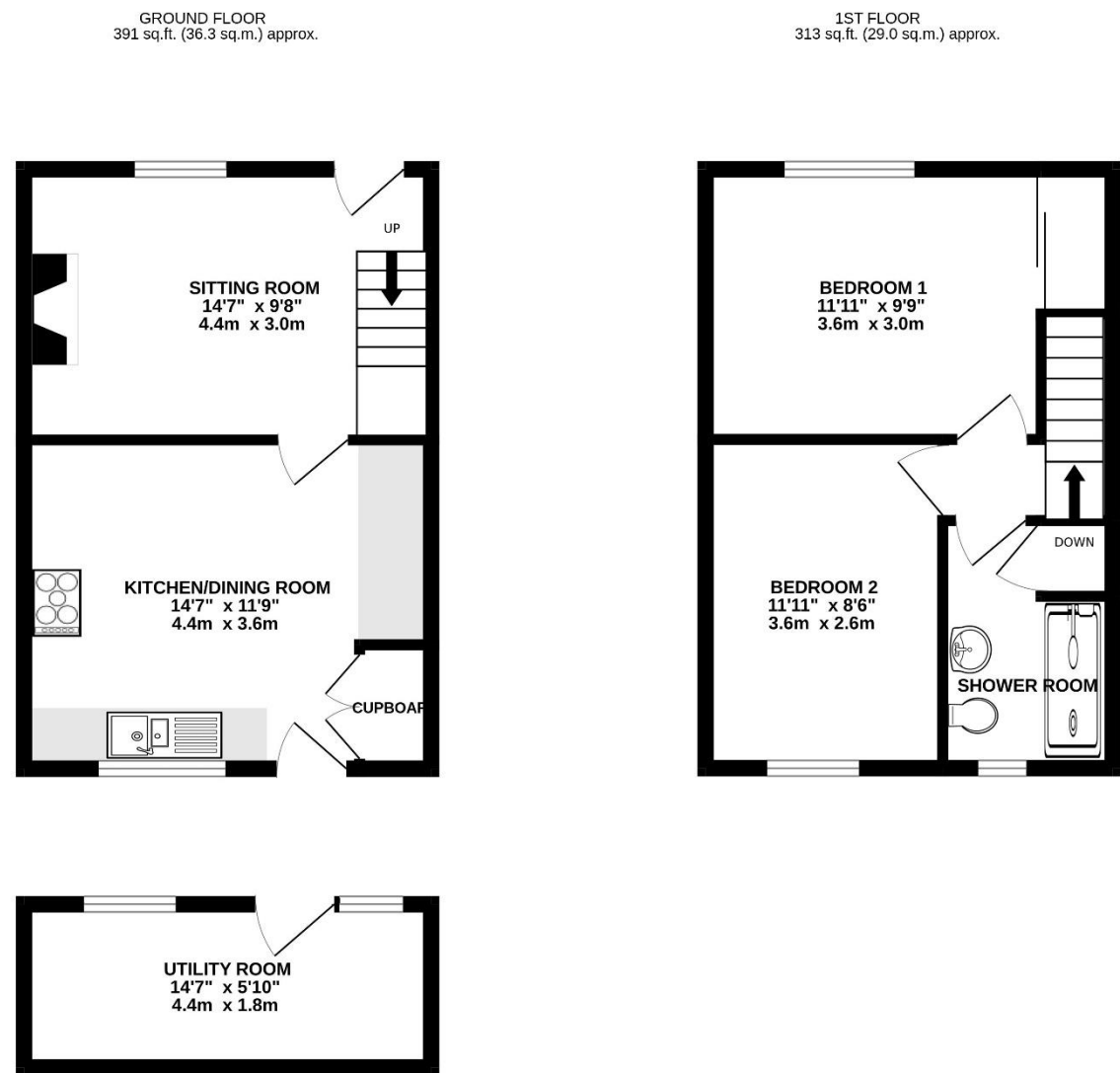
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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





TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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**13 Riverside is a well presented two bedroom mid terrace property situated on a popular residential street on the North side of Wellington.**

**The property has been lovingly improved and now boasts a kitchen/dining room with a generous storage cupboard, a one and a half sink and under counter storage for a fridge and dishwasher. This room leads to the sitting room which features a multifuel stove, access to the rear garden and stairs to the first floor.**

**The first floor features two double bedrooms which are served by the family shower room with a vanity sink and heated towel rail.**

**Externally, the front of the property has a generous brick built utility area housing white goods and providing ample storage space along with a sink and the rear garden is approximately 180ft with areas of lawn, mature shrubs and trees, storage sheds and a gate to the rear of the garden providing access to The Basins.**

**A viewing comes highly recommended to see what this home has to offer.**



- Two bedroom cottage
- Mid-terrace
- Large, long garden
- Popular residential area
- Brick built storage/utility area

