



**LOCATION:** Nynehead Court offers a range of amenities including dining rooms, studies and converted stables for hobbies and crafts. The pretty village of Nynehead is conveniently located just a few miles from Wellington. Nynehead itself has some delightful local walks on the door step, village cricket club and village hall with local clubs, a Farm Shop and the well renowned 'Ling Shooting'.

Wellington boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as a Sport Centre with its own swimming pool and local cinema. From Wellington, there is a regular bus service to the County Town of Taunton which is approximately 8 miles distance and the M5 can be accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our High Street office proceed out of the town in the Taunton direction. Take the second exit at the first roundabout and at the second roundabout take the first exit following the signs for Nynehead. Continue along this road for approximately 1 mile, bearing left at 'Island Cottage' where Nynehead Court will be seen after a short distance on the left hand side. Upon entering Nynehead Court, follow the road around to the right hand side where you will soon find the residents' parking area. Number 4 can then be accessed on foot.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, electric under floor heating, telephone

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

**Property Location:** w3w.co ///economics.neatly.games

**Council Tax Band:** E

**Construction:** Brick and stone under a slate roof

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

The maximum available broadband speeds are 80 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:

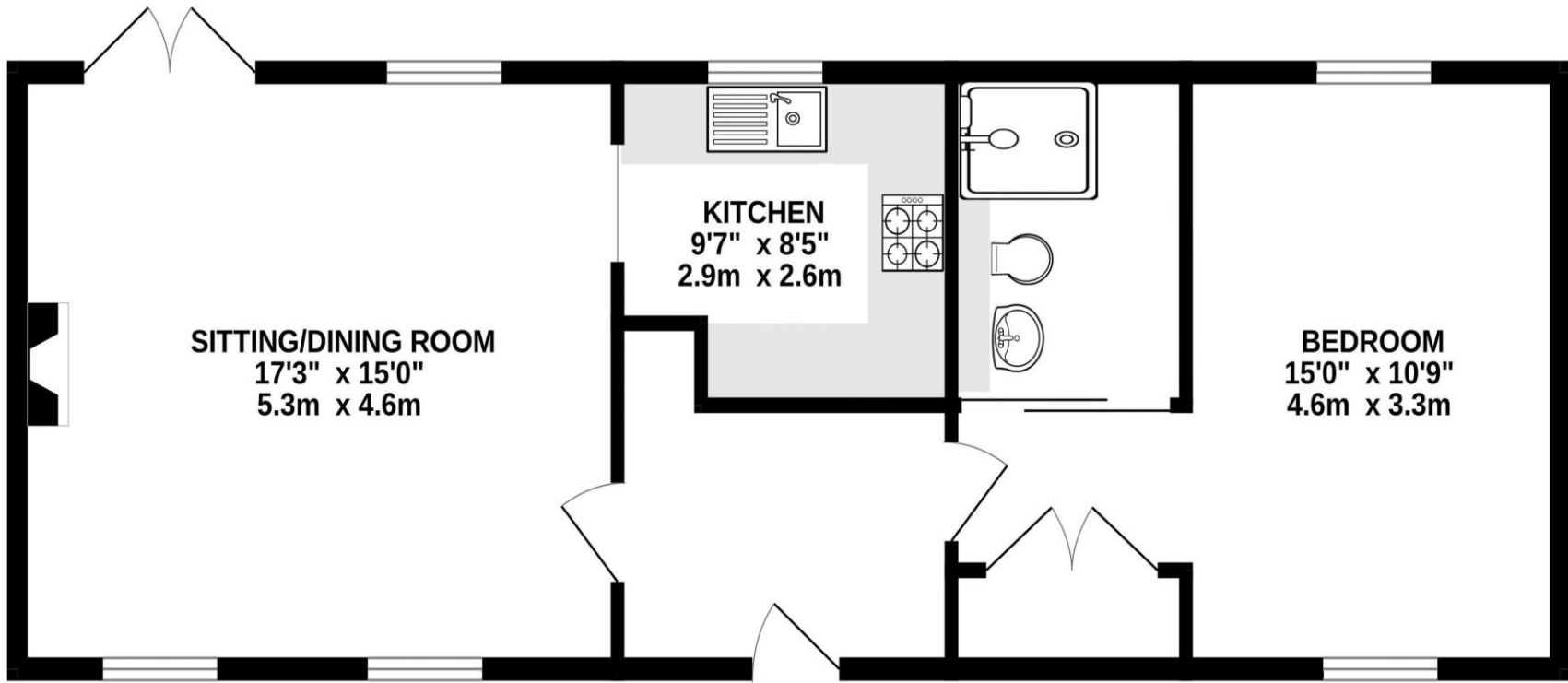
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



# GROUND FLOOR

663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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A one double bedroom mews style bungalow set within Nynehead Court on the outskirts of Wellington. Enjoying full use of 13 acres of grounds comprising formal landscaped gardens and parkland which is meticulously maintained by the estate staff. The property is warmed by electric underfloor heating and has the benefit of an allocated parking space alongside additional visitors' and residents' parking.

The accommodation on offer briefly comprises; front door opening into a spacious entrance hall with a further door into the living space which is open plan in concept with ample room for all everyday living and dining furniture with a feature fireplace, impressive vaulted ceiling and French doors out to a private patio with pergola over. The kitchen is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces and a range of integrated appliances. There is a spacious double bedroom with dual aspect windows allowing for ample natural light, with a vaulted ceiling, built in wardrobe and a recently upgraded en-suite wet room style shower room accessed via a pocket door.

Externally, the property benefits from its own patio space at the rear overlooking communal gardens with a raised bed to the front of the bungalow. The bungalow enjoys full use of the 13 acre estate with stunning views towards the Blackdown Hills and Wellington Monument.

**LEASE INFORMATION:** The property is offered for sale on a 125 year lease commencing on the 1st September 2010. There is a ground rent of £250 per annum (increasing by £250 every 25 years). The service charge is currently £559 per month for providing and maintaining common services used by the development to include property and third part liability insurance, maintenance of grounds, running costs of orangery and converted stables, external window cleaning, refuse collection, passenger transport, provision of nurse call/fire/emergency alarm and emergency care, running repairs and a sinking fund. The occupier must be aged over 60, however a younger spouse or partner will be permitted. Close care housing support can also be provided to meet changing needs, as and when it may ever be required at an additional cost.

- 1 double bedroom retirement bungalow for over 60s
- Set within the grounds of Nynehead Court - a 13 acre estate
- Full access to the estate amenities, social activities and events
- Allocated parking space and additional residents' and visitors' parking
- Fully fitted kitchen with integrated appliances
- Modern, accessible wet room style shower room

