



LOCATION: Court Drive is conveniently situated just off Mantle Street, within close walking distance of the town centre and all the amenities on offer. Wellington boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 8 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction along Mantle Street. Just before approaching the Wellesley Cinema, turn right into Court Drive where the property will be seen on the left hand side as indicated by our For Sale board.

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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//geese.lanes.revealing

Council Tax Band: E

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 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.

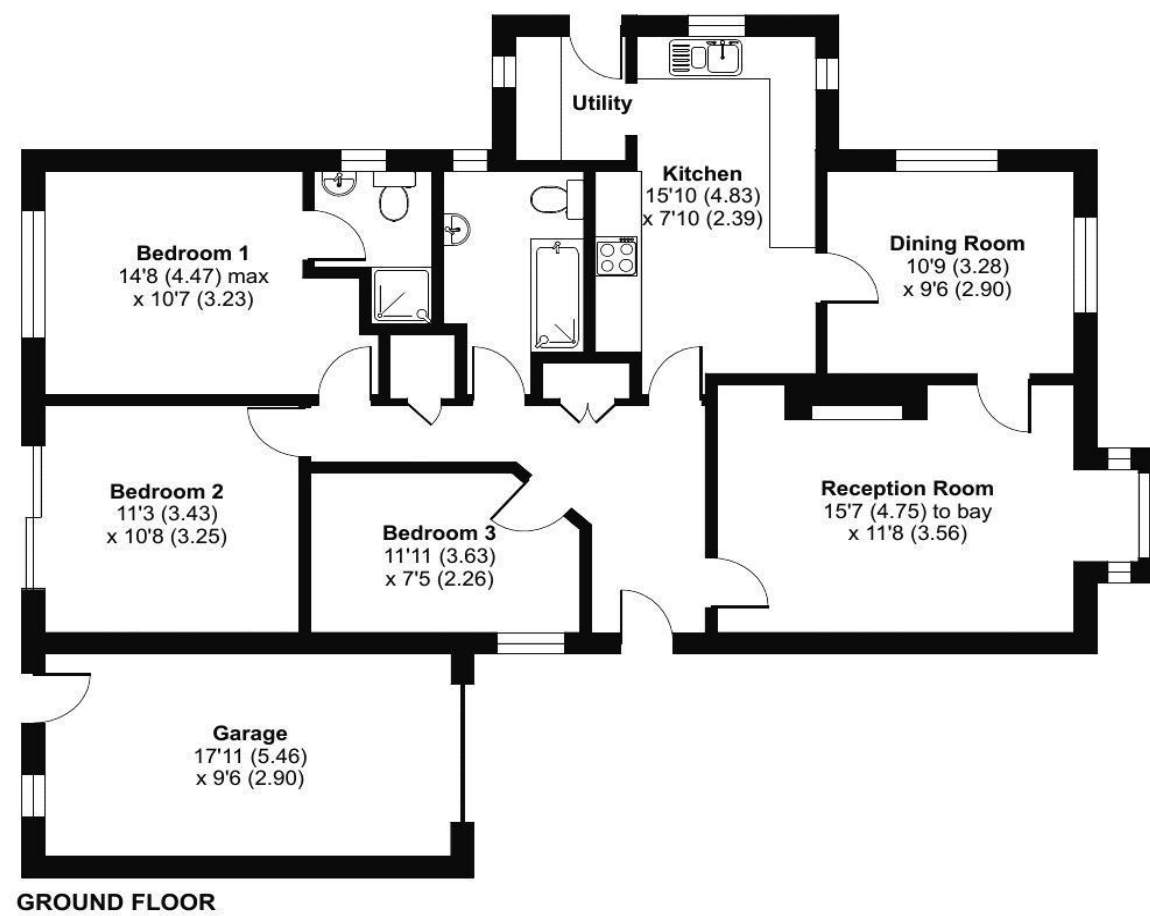
The Gardens, Court Drive, Mantle Street, Wellington, TA21

Approximate Area = 1074 sq ft / 99.8 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1333827

3 The Gardens is a 3 bedroom link detached bungalow situated in a generous plot within easy walking distance of Wellington town centre and all of its amenities. The bungalow benefits from gas fired central heating, double glazing and is offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation briefly comprises; front door opens into spacious entrance hallway with built in coat cupboard and airing cupboard, and doors to the principal rooms. Immediately you will notice the light and airy feel of the property with many of the rooms enjoying dual aspect. The sitting room is a generous size with a bay window overlooking the front aspect and a feature gas fire. The sitting room leads through to the dining room and, in turn, to the kitchen.

The kitchen is fitted with a comprehensive range of wall and base units with contrasting work surfaces and an integrated oven, hob and freezer. The adjoining utility room houses the gas fired 'Vaillant' boiler, with space and plumbing for a washing machine and tumble dryer and a door leading to the garden.

The sleeping accommodation comprises three bedrooms with bedroom two enjoying sliding patio doors directly into the garden, offering potential to use this as a second reception space. The master bedroom benefits from an en-suite shower room. The main bathroom is fitted with a three piece white suite with shower attachment over the bath.

Outside, the property is approached via a long driveway providing parking for multiple vehicles, in turn leading to the garage with up and over electric door, power connected, a window and personnel door to the garden. A pathway leads around the side of the bungalow to the main garden which lies to the rear and is predominantly laid to lawn with mature shrub borders.



- Link detached 3 bedroom bungalow
- Close walking distance to the town centre
- Garage and driveway parking
- Front and rear gardens
- Gas fired central heating
- NO ONWARD CHAIN

