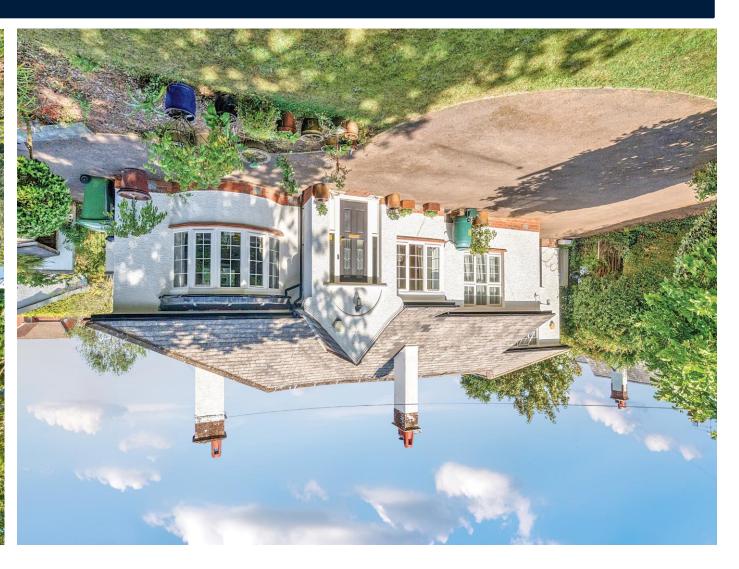




E020,000 Freehold **XQ8 12AT** Wellington, 11 Pyles Thorne Road







Reservoirs: Unlikely

Groundwater: Unlikely

DIRECTIONS: From our Wellington office proceed in the Exeter direction turning left at the town centre traffic lights into South Street. Continue along this road, bearing left at the second mini roundabout into Pyles Thorne Road. Pass along this road passing Mornington Park on your right hand side and continue for approximately 100 yards where 11 Pyles Thorne Road can be found on the left hand side, as indicated by our For Sale board.

LOCATION: The property is set in a tucked away position off Pyles Thorne Road, an area regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose.

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, solar panels (owned)

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

Property Location: w3w.co.uk//slack.reform.sprinkle

Council Tax Band: E

Construction: Traditional construction with a render outer under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are

Rivers and the Sea: very low

41 Mbps download and 7 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

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 endeayour 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 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.



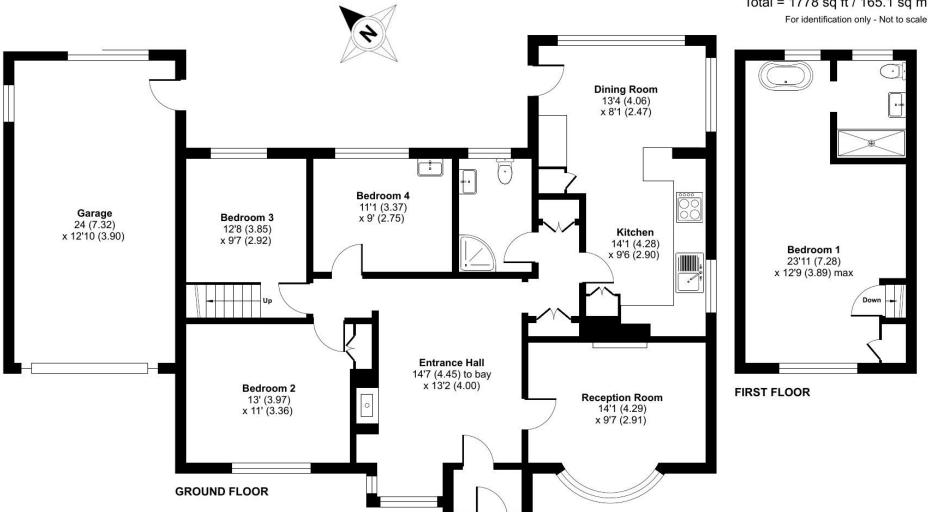


Flood Risk: Surface Water: very low



Pyles Thorne Road, Wellington, TA21

Approximate Area = 1471 sq ft / 136.6 sq m Garage = 307 sq ft / 28.5 sq m Total = 1778 sq ft / 165.1 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). @ n/checom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1336428

This four bedroom detached chalet bungalow offers spacious and versatile accommodation throughout, with the original bungalow dating back to the late 1920's with a further extension to include large garage with master bedroom and en-suite above.

The property comprises in brief; a porch leading to the generous entrance hallway currently used as an additional reception room and leading to the other principal rooms. The sitting room sits at the front of the property with dual aspect and a walk in bay window whilst the kitchen/dining room sits overlooking the rear garden and features a range of modern wall and base units with contrasting wooden worktops and tiled splashbacks.

There are three double bedrooms on the ground floor which are served by the family shower room whilst the generous master bedroom is situated on the first floor with space for plenty of wardrobes, a free standing bath and a door into the ensuite shower room.

To the front of the property a driveway provides off road parking for several vehicles with a turning area leading to garage with a door leading directly to the rear garden. The rear garden is incredibly private and predominately laid to lawn with a patio area for seating, an abundance of flower beds, mature shrubs and trees and a variety of fruit bushes.





- Beautiful chalet bungalow
- Generous, private plot position
- Popular South side of Wellington
- Four bedrooms
- Modern kitchen and shower rooms
- Owned solar panels
- Electric car charging point



