



LOCATION: This property occupies one of the most sought-after positions on this popular development on the south side of Wellington just a short stroll from Wellesley Park Primary School and the well renowned Wellington Public School. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing right into Wellesley Park. Take the second turning on the right into the continuation of Wellesley Park and continue until the end of the road. At the mini roundabout bear left into Swains Lane and take the first turning on the right into Burrough Way. Continue along this road taking the third left into Rope Walk where the property can be found straight ahead.

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

Property Location: w3w.co.uk/ponies.shuffle.acclaimed

Council Tax Band: F

Construction: Traditional cavity construction 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.

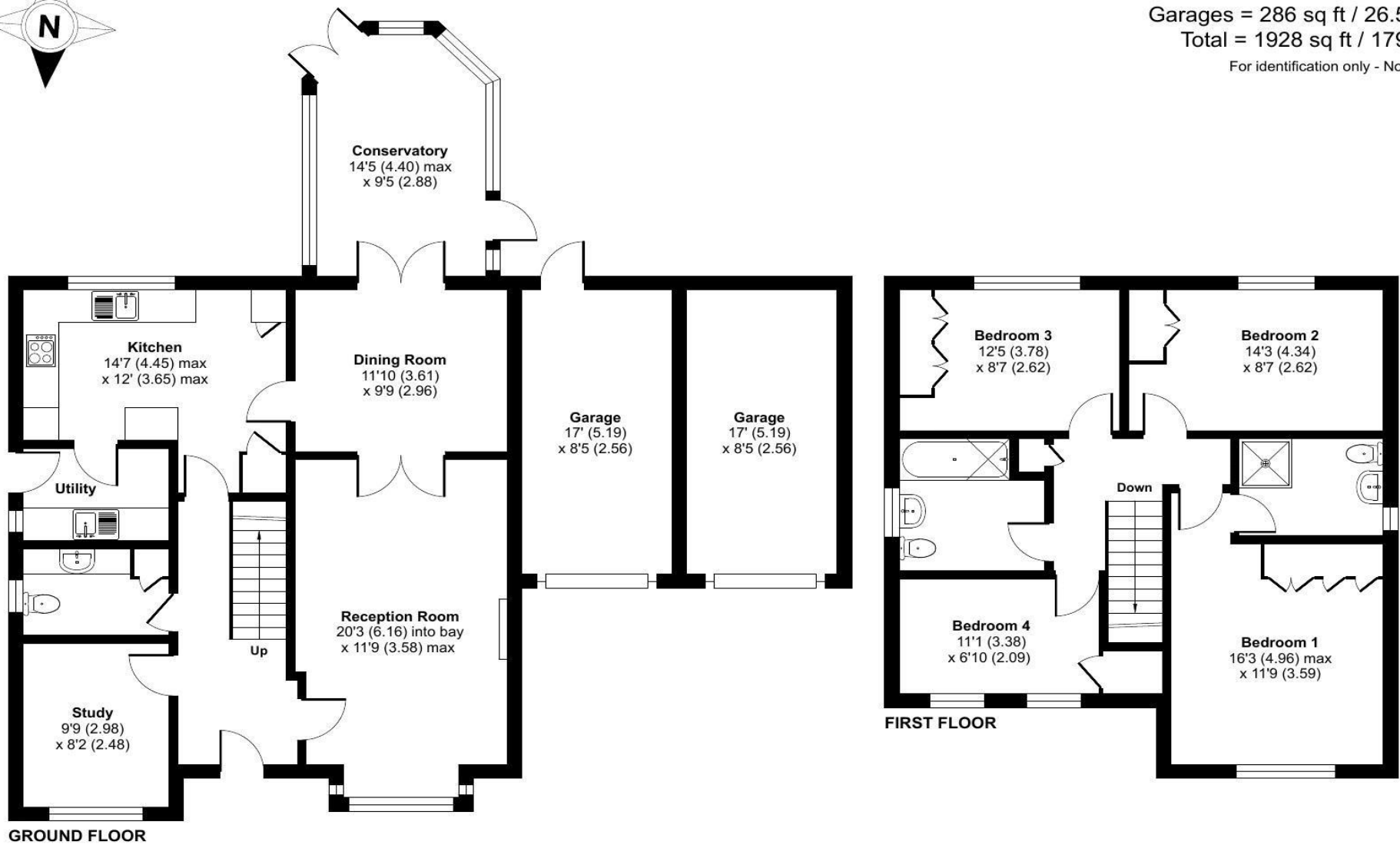
Rope Walk, Wellington, TA21

Approximate Area = 1642 sq ft / 152.5 sq m

Garages = 286 sq ft / 26.5 sq m

Total = 1928 sq ft / 179 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). © ncthecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1331039

10 Rope Walk is a generous four bedroom detached property situated within a popular residential development on the South side of Wellington. This home is offered to the market with **NO ONWARD CHAIN** and is the perfect purchase for an incoming buyer to put their own stamp on this family home.

The property comprises a door into the hallway with access to the principle rooms and stairs to the first floor. The sitting room features a walk in bay window and leads to the dining room then to the conservatory. The dining room provides access to the kitchen which offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks along with a stainless steel sink, eye level double oven with a four ring gas hob and extractor above. There is space provided for a dishwasher and the remaining white goods are housed in the utility room. A study sits at the front of the property and completing the ground floor accommodation is the cloakroom.

Upstairs, there are four bedrooms with three including useful storage cupboards along with bedroom one having the benefit of an ensuite. The remaining bedrooms are served by the family bathroom with a white three piece suite.

Externally, there is a double driveway leading to a double garage which has been split by a stud wall and can easily be removed and the rear garden is fully enclosed, South facing and surprisingly private with a large area of lawn and patio for seating.



- **NO ONWARD CHAIN**
- **Four bedrooms**
- **Four reception rooms**
- **Double garage**
- **South side of Wellington**

