



4 Popham Road Wellington TA21 9BQ £400,000 Freehold







**AGENTS NOTE:** As with many new developments there will be a contribution charge for the communal green areas which we understand from our vendors to be approximately £213 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

**LOCATION:** 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 town centre office proceed in the Taunton direction turning right at the second roundabout into the Cades Farm Development. Continue through the development, after a short distance taking the third left hand turning into Popham Road where the property will be found on the right hand side.

## **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, solar panels (owned), telephone **Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** w3w.co///penned.laser.drawn

## **Council Tax Band: E**

**Construction:** Timber frame with a stone (reconstituted) and rendered outer leaf 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 1000 Mbps download and 1000 Mbps upload.

We recommend you check coverage on <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>.

Flood Risk: Surface Water: very low Rivers and the Sea: very low Reservoirs: Unlikely Groundwater: Unlikely

We recommend you check the risks on <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>

Planning: Local planning information is available on <a href="https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp">https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp</a>

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.



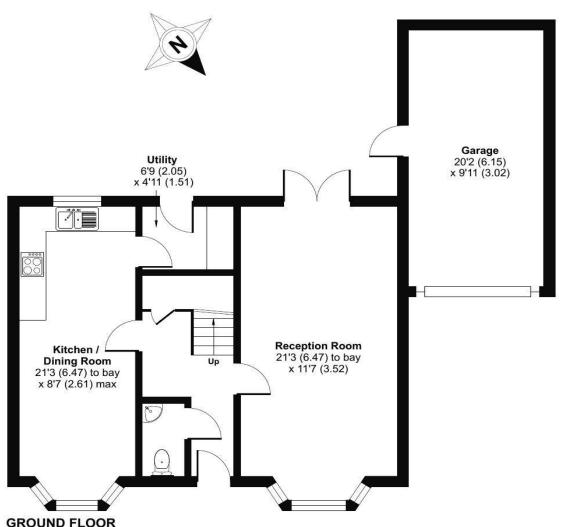


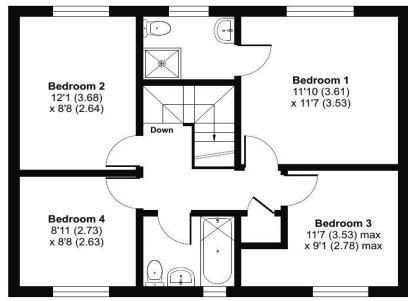


## Popham Road, Wellington, TA21

Approximate Area = 1201 sq ft / 111.5 sq m Garage = 201 sq ft / 18.6 sq m Total = 1402 sq ft / 130.1 sq m

For identification only - Not to scale





FIRST FLOOR

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: 1332799

A four bedroom detached family home with garage, off road parking for 3-4 vehicles, solar panels which are owned, and a rear garden with a good degree of privacy. The property is located within walking distance of a bus route, shop and the town centre.

The accommodation on offer comprises in brief; front door opens into the entrance hall with cloakroom, doors to the principal rooms and stairs to the first floor with useful storage cupboard. The sitting room is a generous size with ample space for furnishings, a bay window to the front elevation and French doors to the garden.

The kitchen/dining room enjoys dual aspect windows and is fitted with a comprehensive range of wall and base units with integrated oven, hob and dishwasher and space for a fridge/freezer. The adjoining utility room has space and plumbing for a washing machine and a door to the rear garden,

To the first floor, there are four bedrooms with the master having the benefit of en-suite facilities alongside the family bathroom which is fitted with a three piece white suite with a shower over the bath,

Externally, the property is set back from the road with a single garage and driveway parking for 3-4 vehicles. The rear garden is predominantly laid to lawn with patio areas and enjoys a good degree of privacy.





- Four bedroom detached family home
- Spacious sitting room
- Utility room and downstairs cloakroom
- Master en-suite facilities
- Ample off road parking and garage
- Owned solar panels



