

1 Monument Close  
Wellington,  
TA21 9AL  
£270,000 Freehold

Wilkie May & Tuckwood



**AGENTS NOTE:** Given the age of the property it is likely that the hallway floor covering and the artex finished ceilings may contain asbestos we would recommend independent investigation to check this.

**LOCATION:** Monument Close is situated on the south side of Wellington which 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 along South Street and at the second mini roundabout bear right into Wellesley Park. Continue along this road towards the end turning right into Barn Meads Road. Follow this road for a short distance taking the first right into Monument Close where the property can be found 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

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

**Property Location:** [w3w.co.uk/attaching.record.forecast](http://w3w.co.uk/attaching.record.forecast)

**Council Tax Band:** D

**Construction:** Traditional cavity constriction under a tiled roof

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



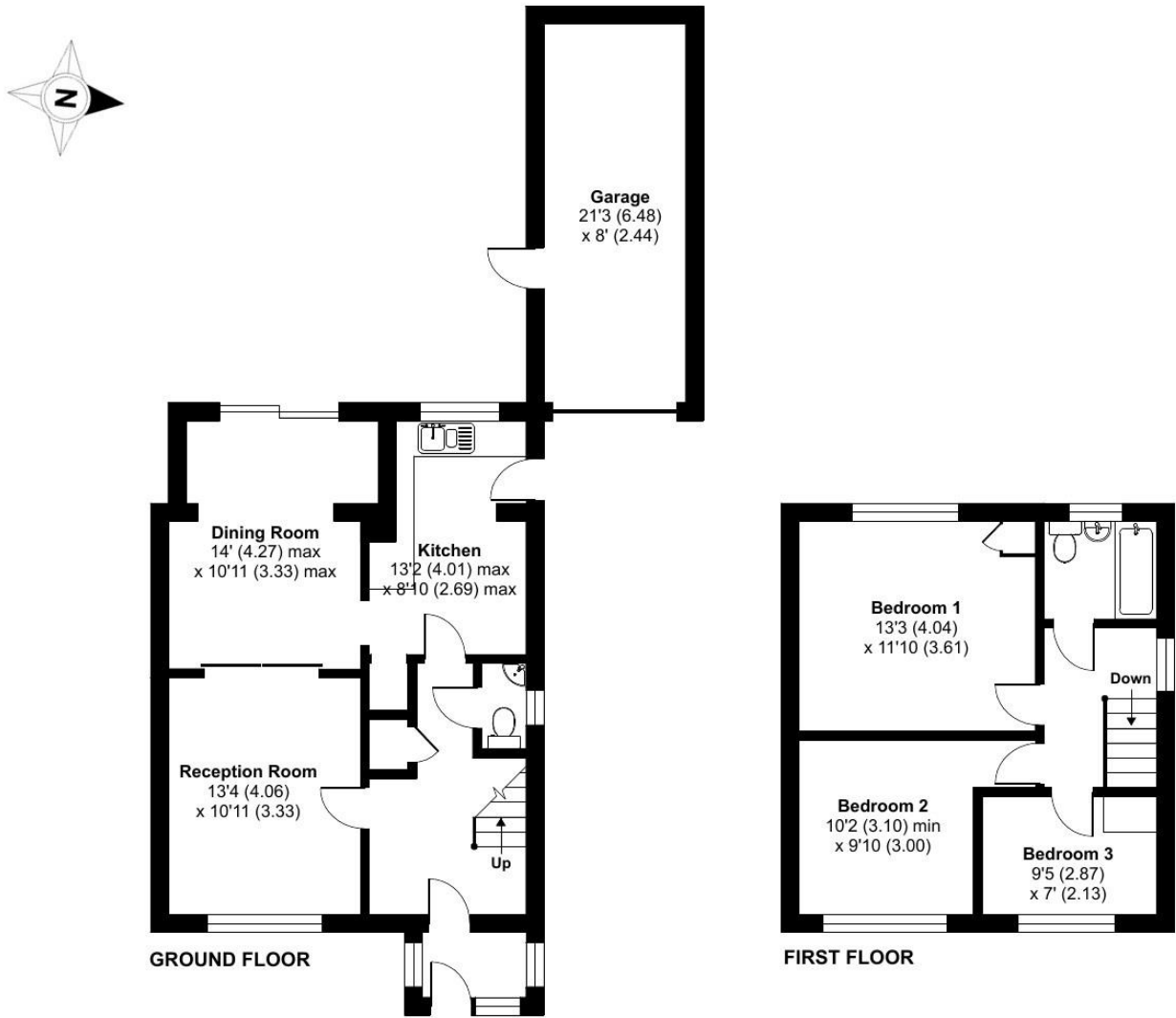
Tel: 01823 667799  
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# Monument Close, Wellington, TA21

Approximate Area = 1029 sq ft / 95.6 sq m  
Garage = 170 sq ft / 15.8 sq m  
Total = 1199 sq ft / 111.4 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1359621

Rarely available and offered to the market with no onward chain, 1 Monument Close is now in need of general improvements and is situated on the southern fringes of Wellington in a popular location within a similar mix of houses.

This extended three-bedroom semi-detached house offers two reception rooms with a private garden and the added benefit of a garage and driveway parking for three vehicles. The accommodation comprises in brief; a uPVC porch with tiled floor leads into a spacious hallway with stairs rising to the first floor. The sitting room is situated to the front of the property and offers views over the front aspect and benefits from sliding doors opening into the spacious dining room with large patio doors enjoying views over the rear garden. The provides a range of white wall and base units with adequate space for all kitchen appliances. There is a handy pantry providing additional storage, a uPVC door leading out into the garden along with a wall mounted boiler. Completing the ground floor accommodation is a useful under stairs cloakroom providing a hand basin and w.c.

To the first floor there are two double bedrooms and a good size single, all of which are flooded with natural light from the large picture windows indicative of this era of build. A family bathroom serves the three bedrooms comprising a three-piece white suite.

Externally the property benefits from a pleasant approach and sits back from the road with a garden to the front and driveway parking for three vehicles leading to a garage with a private door leading directly out into the rear garden which provides a patio with steps leading to an area beyond with a greenhouse, all fully enclosed by wooden fencing.

Conveniently located within a short level walk into the town centre and situated close to road and rail networks and being in Wellesley Park catchment area, 1 Monument Close provides comfortable accommodation on a generous level plot. It is now in need of general updating and provides an incoming buyer an opportunity to put their own stamp on this home. This home is warmed by gas central heating and has uPVC double glazing.



- NO ONWARD CHAIN
- In need of improvements
- Generous extended accommodation
- Cul de sac position
- Ample driveway parking & garage
- Close to amenities
- Popular residential area

