



LOCATION: Weavers Reach is a small development of modern houses, situated to the Northern edge of the town of Wellington, next to the old woollen mill house which was originally built in the 18th Century by the Fox family. Wellington has a good range of both independently run shops and larger national stores such as the well renowned Waitrose. The town further benefits from a range of educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From Wellington town centre traffic lights turn right into North Street, proceed in the direction of Milverton. After crossing the railway bridge, take the first left and continue for approximately 300 yards where the property can be found on the right hand side before the bend 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/love.imparting.slate

Council Tax Band: C

Construction: The property is built with a timber frame with a brick outer skin under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 138 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.

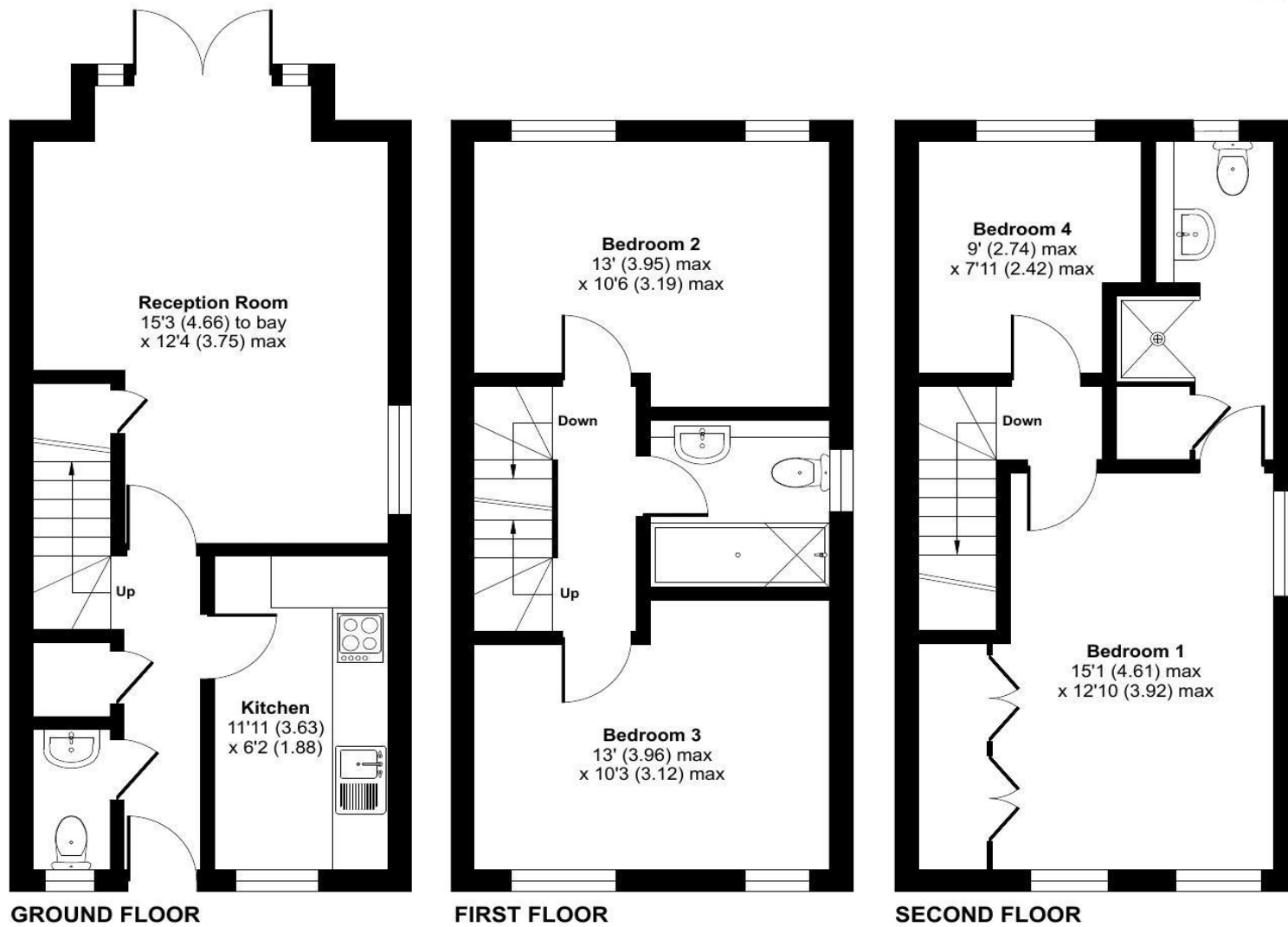
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Weavers Reach, Tonedale, Wellington, TA21

Approximate Area = 1067 sq ft / 99.1 sq m

For identification only - Not to scale



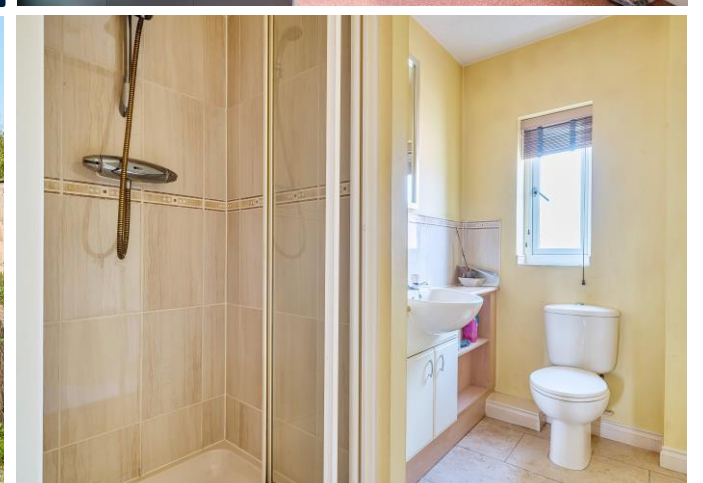
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1362980

Offered to the market with **NO ONWARD CHAIN**, 54 Weavers Reach is a four bedroom end of terrace property situated within a popular residential area in Tonedale, close to the shop and local amenities.

The property comprises in brief; a door into the hallway with access to the principle rooms, a downstairs cloakroom, stairs to the first floor with a cupboard underneath. The kitchen sits at the front of the property and offers wall and base units for storage with tiled splashbacks, a stainless steel sink, single oven with an electric hob and extractor above along with space for a washing machine, dishwasher and fridge/freezer. The sitting/dining room is spacious and overlooks the rear garden which can be accessed via French doors.

The first floor features two double bedrooms served by the family bathroom and the second floor offers the large master room with fitted wardrobes and generous ensuite along with a single bedroom.

Externally, the property sits on an elevated plot and the rear garden is fully enclosed, laid to lawn and patio and provides access to the single garage and driveway parking at the rear.



- **NO ONWARD CHAIN**
- **Four bedroom end terrace**
- **Arranged over three floors**
- **Enclosed rear garden**
- **Garage**
- **Parking**