



LOCATION:

The property is located on the outskirts of Wellington within close distance to a range of local amenities to include a convenience store. The property is approximately 1 mile from the town centre which provides a wider range of independently run shops and larger national stores, such as the well renowned Waitrose. Given its position adjoining the countryside there are numerous walks only a short stroll away from the property including the Wellington Basins, along with the local swimming pool and Sports Centre, various other outdoor facilities can also be found close by.

DIRECTIONS:

From our Wellington office proceed to the town centre traffic lights turning right into North Street and continue along this road for approximately a mile passing over the railway bridge and taking the first turning on the left after the convenience store. Turn immediately right into Millstream Gardens where the property will be seen straight ahead 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//waxer.workbook.watchdogs

Council Tax Band: C

Construction: Traditional cavity construction with brick and render outer leaf 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.

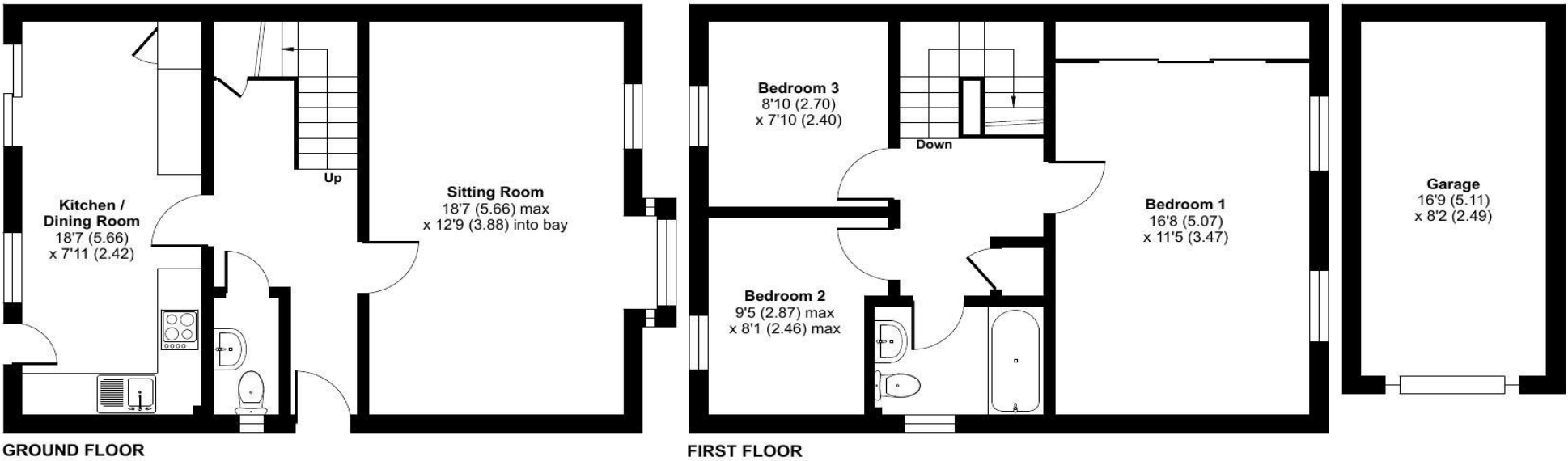
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Millstream Gardens, Tonedale, Wellington, TA21

Approximate Area = 992 sq ft / 92.1 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1129 sq ft / 104.8 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). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1358074

Offered to the market with **NO ONWARD CHAIN** this spacious three-bedroom (formally four) semi-detached house enjoys a level, fully enclosed garden, garage and driveway parking.

62 Millstream Gardens was previously a four-bedroom semi-detached house and has been converted into a generous three bedroom family home.

The accommodation briefly comprises a generous entrance hallway with stairs rising to the first floor and doors to the principal rooms. The sitting room/dining room offers a walk-in bay window, central electric fireplace along with ample space for everyday furnishings whilst the kitchen/diner expands the width of the house to the rear and offers matching wall and base units with tiled splashbacks and contrasting worktops with adequate space for all kitchen appliances. Completing the ground floor is a useful cloakroom.

To the first floor there are three good sized bedrooms all serviced by the family bathroom.

Externally, the property offers a fully enclosed level rear garden which enjoys a good degree of privacy with an area of extended patio and lawn along with some carefully chosen planting, furthermore there is a useful shed and small pond. There is side gated access along with a garage which offers an up and over door, plenty of eave storage along with driveway parking for one vehicle. The property benefits from uPVC double glazing and gas central heating and is now in need of some gentle updating.



- **NO CHAIN**
- **Three bedrooms (previously four bedrooms)**
- **Garage and driveway**
- **uPVC double glazing and gas central heating**

