



LOCATION: Holyoake Street is a popular road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre with its swimming pool, gym and various other facilities. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along this road as it becomes Waterloo Road. Continue along pass the Sports Centre on your left taking a right into Holyoake Street where Enmore is the first property on the left.

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, telephone

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

Property Location: w3w.co.uk//scrapping.topic.clouding

Council Tax Band: D

Construction: Traditional cavity construction with a render outer leaf under a tiled roof. There is also spray foam insulation in the 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.

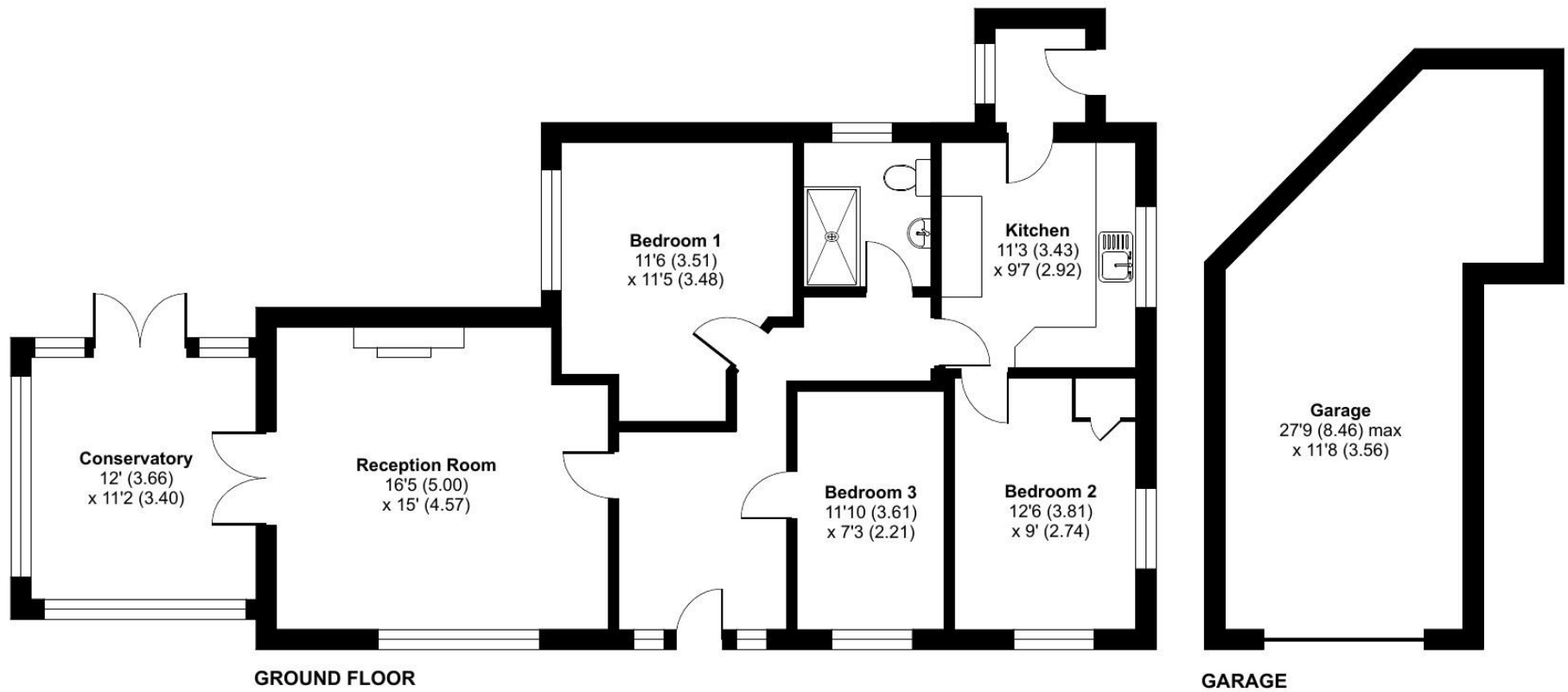
Enmore, Holyoake Street, Wellington, TA21

Approximate Area = 1072 sq ft / 99.5 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 1390 sq ft / 129.1 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1374318

Enmore is a three bedroom detached bungalow situated on an elevated plot within walking distance to the town centre whilst remaining close to countryside walks.

The property comprises in brief; a uPVC door into the spacious hallway with access to the sitting room which sits at the front of the property and features a gas fireplace along with access to the conservatory which looks out to the garden. The kitchen sits towards the rear of the property and has plenty of wall and base units for storage with contrasting worktops and tiled splashbacks along with a stainless steel one and a half sink, freestanding double oven with extractor above. There is space for a fridge/freezer, washing machine and dishwasher and a door to a small boot room leading to the driveway.

The sleeping accommodation consists of two double bedrooms and a further single which are served by the tiled family shower room.

Externally, the property sits on an elevated corner plot and has a long driveway leading to the large garage with an electric door. The main garden sits to the side of the property and has an area of patio and a gate leading to the lawn area. Behind the property, there is a storage shed and a further gated courtyard.

The property is light and spacious and carries a potential opportunity for an incoming buyer to enhance the property by renovating in the large attic space subject to necessary planning permissions.

Agents note: This property has spray foam insulation in the roof.



- NO ONWARD CHAIN
- Corner plot bungalow
- Three bedrooms
- Two reception rooms
- Driveway parking
- Large garage

