



DIRECTIONS: From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing right into Wellesley Park. Take the second turning on the right into the continuation of Wellesley Park and continue until the end of the road. At the mini roundabout bear left into Swains Lane and take the first turning on the right into Burrough Way. Continue along this road taking the third left into Rope Walk, follow the road around to the right where the property can be found further along on the left hand side as indicated by our For Sale board.

LOCATION: This property occupies one of the most sought-after positions on this popular development on the south side of Wellington just a short stroll from Wellesley Park Primary School and the well renowned Wellington Public School. 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.

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 County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/clearly.vesting.unable

Council Tax Band: F

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>

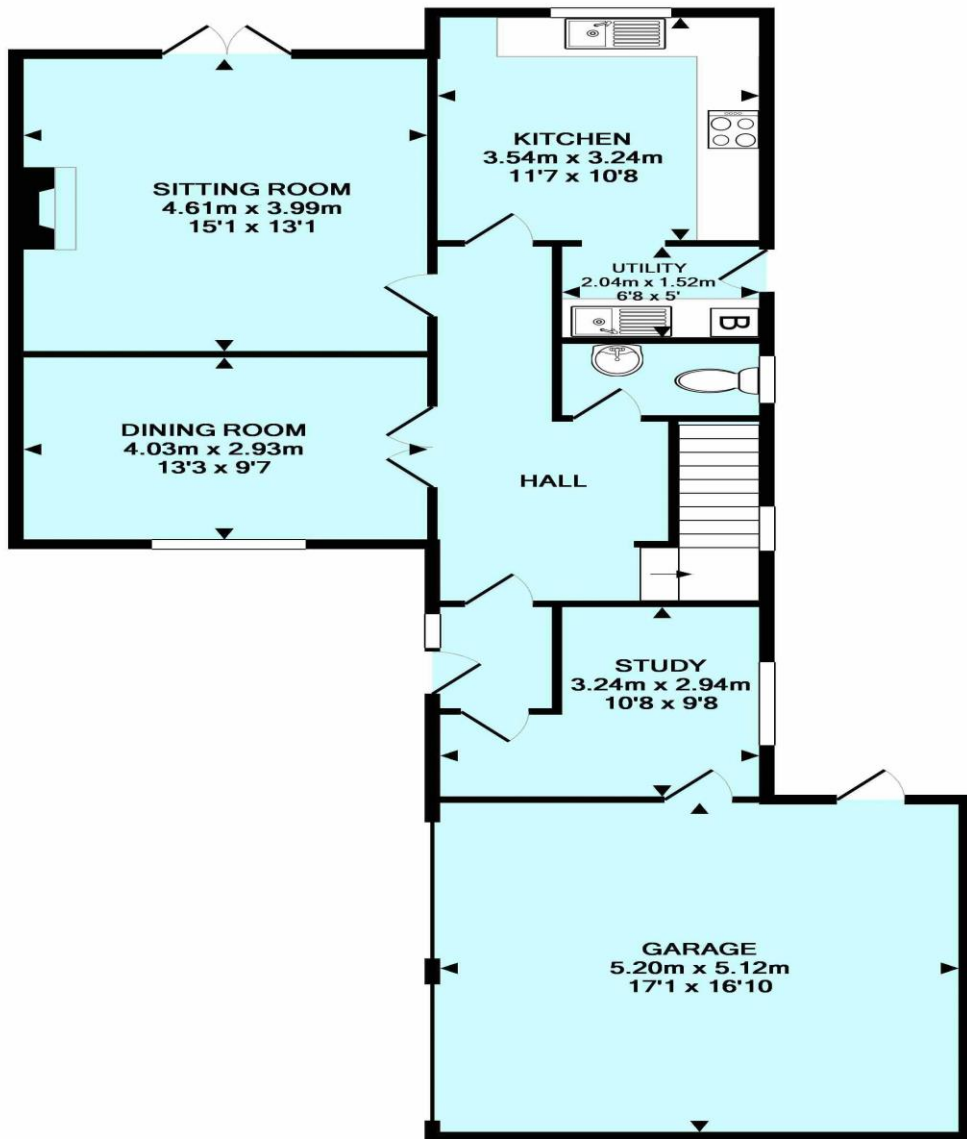
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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. Photographs taken and details prepared November 2022. 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.

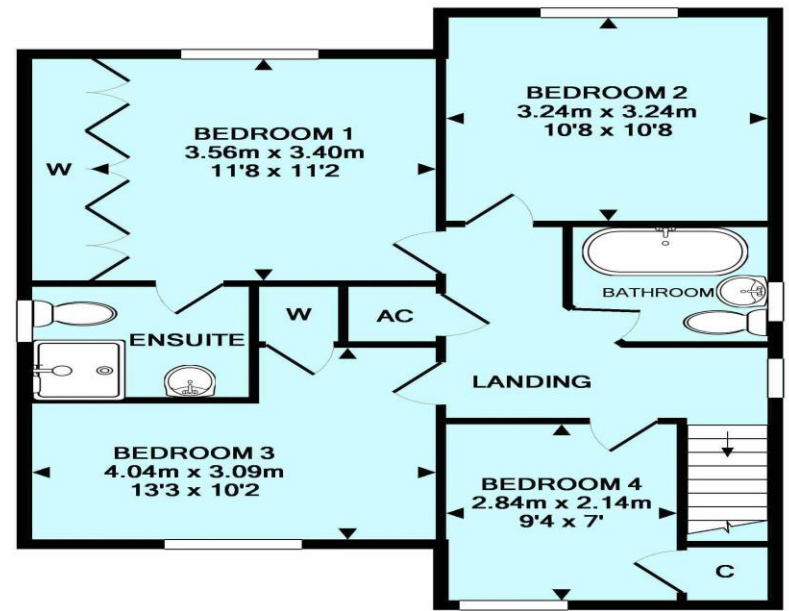
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.



GROUND FLOOR
APPROX. FLOOR
AREA 96.1 SQ.M.
(1035 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.7 SQ.M.
(643 SQ.FT.)

ESTIMATED AREA INCLUDES GARAGE.
TOTAL APPROX. FLOOR AREA 155.9 SQ.M. (1678 SQ.FT.)
Made with Metropix ©2019

Situated on an elevated corner plot on the popular Burrough Way development on the South side of Wellington, 18 Rope Walk was built in 1999 with a timber frame with a brick outer leaf under a tiled roof and is a four bedroom detached house offering three reception rooms, a double garage and ample parking along with a South Westerly facing garden that wraps around the property on two sides.

The accommodation on offer briefly comprises an entrance door leading through to the front lobby which allows access into the useful study and generous hallway to the principal rooms. The spacious dining room is positioned towards the front of the property and provides plenty of entertaining space and has an outlook over the front elevation. The sitting room is another generous room and benefits from French doors that lead directly into the garden.

Located at the rear of the home is the kitchen which is fitted with a comprehensive range of wall and base units with contrasting worktops and benefits from a built-in electric oven, gas hob with extractor above, space and plumbing for a dishwasher and fridge freezer along with a view of the garden. The adjoining utility room has matching units and a wall mounted gas boiler along with space for additional kitchen appliances. Completing the ground floor accommodation is a useful cloakroom.

To the first floor there are four good size bedrooms with the master having a window to the rear elevation. This room also offers an en-suite whilst the remaining bedrooms are serviced by the family bathroom comprising a three-piece suite with a shower over the bath.

Externally, to the front of the property, there is a low maintenance garden with a double width driveway providing off-road parking which in turn leads to the double garage with a personal door to the rear garden. There is a step leading to the front door. The rear garden is fully enclosed by wooden fencing and predominantly laid to a raised lawn via steps along with an area of patio and mature borders. The garden enjoys an outlook towards the Blackdown Hills and Wellington monument.

Warmed by gas central heating and offering uPVC double glazing this home is perfectly placed for those choosing to commute with excellent road and rail networks close to hand.



- NO ONWARD CHAIN
- Corner plot position
- Double garage
- Large gardens
- Three reception rooms
- Popular residential area