



Agents Note: Please note as is the norm with most new developments there is an annual estate managements charge which we understand was £202.44 1/1/2023 - 1/1/2024

LOCATION: 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.

DIRECTIONS: From the central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office and then left again where the property will be seen a short distance along on the left hand side.

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///storeroom.owned.notod

Council Tax Band: E

Construction: Traditional cavity construction with a brick outer leaf under a tiled roof with an imitation chimney stack

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 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>

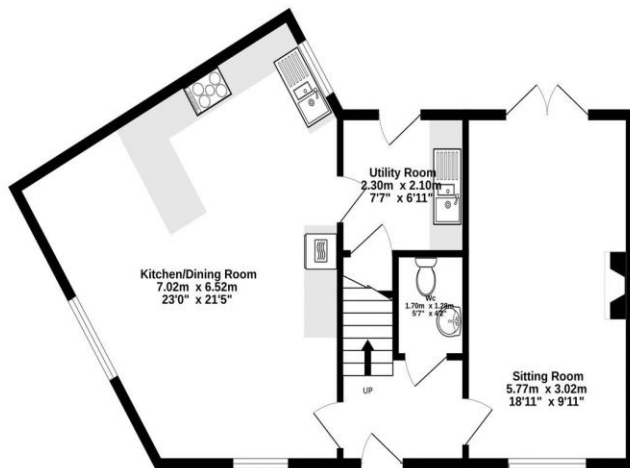
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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:

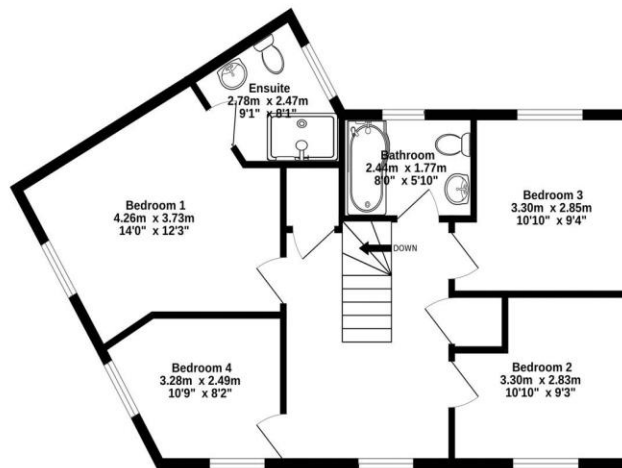
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

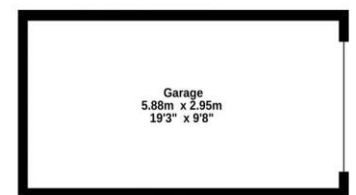
Ground Floor
60.5 sq.m. (651 sq.ft.) approx.



1st Floor
60.8 sq.m. (655 sq.ft.) approx.



Garage
17.3 sq.m. (187 sq.ft.) approx.



TOTAL FLOOR AREA : 138.7 sq.m. (1493 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Elm Walk is a beautifully decorated 4 bedroom detached family home situated on the popular Jurston Fields development. Built by C G Fry & Son, the property has been finished to a high standard, benefits from the remainder of its 10 year warranty and is offered to the market with **NO ONWARD CHAIN**.

The accommodation comprises in brief; front door opens into entrance hallway with stairs to the first floor and doors to the principal rooms. Without doubt one of the highlights of this home is the spacious kitchen/dining/family room, fitted with a comprehensive range of wall and base units with integrated appliances and a breakfast bar return. There is ample space for a family size dining table and chairs alongside additional everyday furnishings. A door opens to the adjoining utility room which in turn leads to the garden. The sitting room enjoys French doors to the garden, ideal for the Summer months. Completing the ground floor is the useful cloakroom.

To the first floor, the impressive galleried landing leads to the four bedrooms and the family bathroom fitted with a white three piece suite. The master bedroom enjoys a large en-suite shower room.

Outside, the property enjoys a pleasant plot position with an outlook onto green space at the front and a step up to the front door. The rear garden is predominantly laid to lawn and patio with well stocked flower beds and provides a pleasant space to sit out and relax, particularly given the sunny aspect. To the rear of the property there is off road parking for two vehicles and a garage with power connected.



- Beautifully presented 4 bedroom detached family home
- Popular modern development
- Garage and parking for two vehicles
- Master en-suite facilities
- Large kitchen/dining/family room
- **NO ONWARD CHAIN**

