



**LEASE INFORMATION:** There is an annual ground rent of £10 and annual service charge of £60 payable to Somerset Council. There is a 125 year lease from 26th September 1988

**LOCATION:** Howard Road lies within close walking distance of Wellington town centre and all the amenities it has to offer to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also has a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our Wellington town centre office proceed in the Taunton direction and at Longforth Road traffic lights turn left into Longforth Road, proceed along this road turning right into Howard Road. Turn first left where the property can be found on the right hand side as indicated by our For Sale board.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, oil fired central heating, telephone

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

**Property Location:** w3w.co///diplomas.springing.user

**Council Tax Band:** A

**Construction:** Traditional cavity construction with a rendered 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 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** 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>

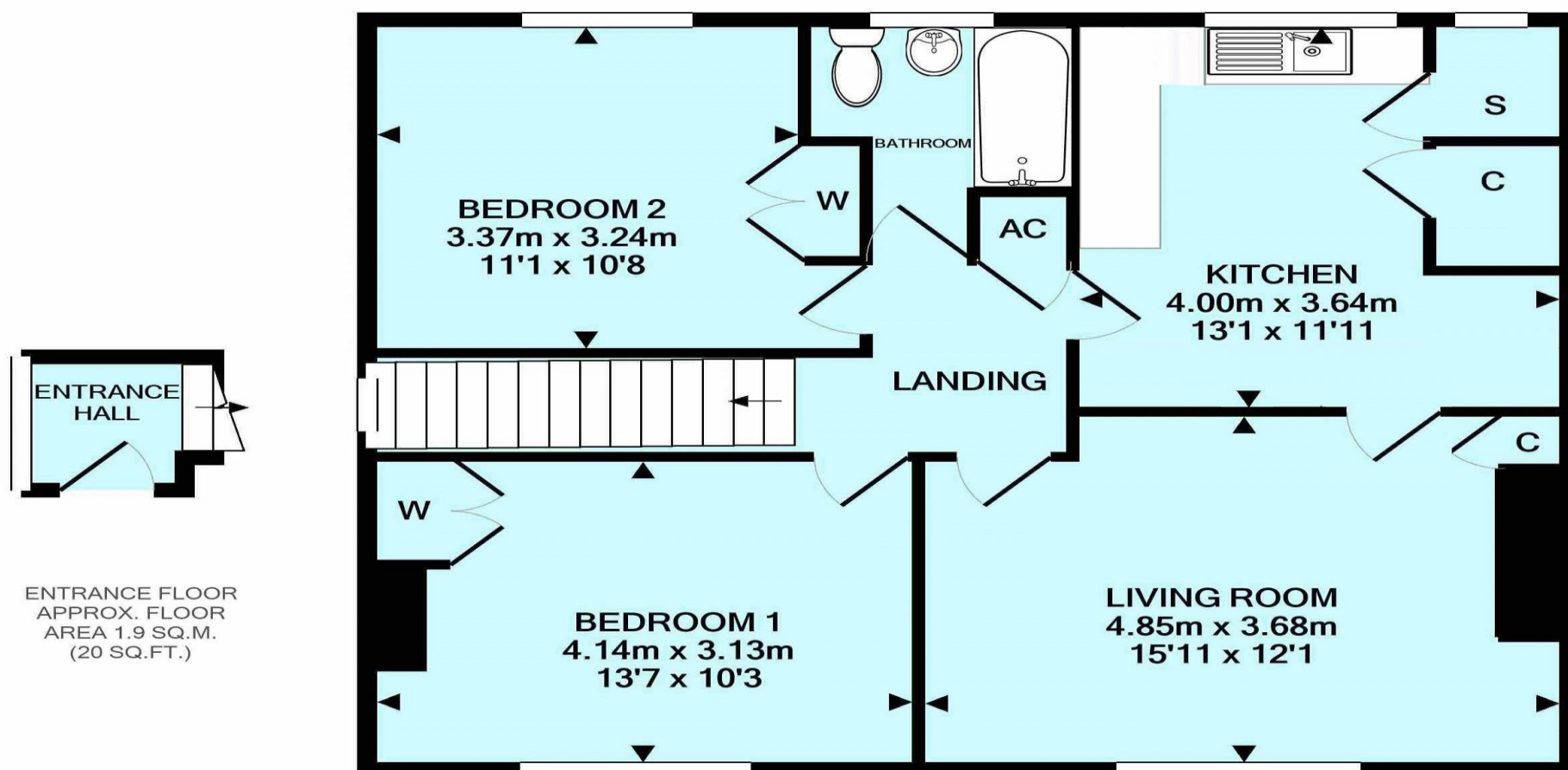
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 1.9 SQ.M.  
(20 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 67.1 SQ.M.  
(722 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (743 SQ.FT.)  
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A perfect first time home or investment purchase, this spacious two double bedroom first floor apartment is situated within easy walking distance of the town centre and benefits from a garden and NO ONWARD CHAIN.

An attractive front door opens into the hallway with stairs rising to the first floor accommodation where access to the loft space can be found from the landing. To the front of the apartment there is a generous sitting/dining room with ample space for furnishings, a built in storage cupboard and a picture window.

To the rear there is a spacious kitchen comprising a comprehensive range of modern wall and base units with contrasting work surfaces, a stainless steel sink and space for various appliances. There is a larger cupboard with window and a further large built in storage cupboard, whilst a window overlooks the garden to the rear.

Bedroom one is a large double sited to the front of the property, with a built in wardrobe, whilst bedroom two, another double, sits to the rear also with the benefit of built in wardrobes. Both bedrooms are serviced by the family bathroom which comprises a white suite with shower over the bath.

Outside, the property is set back from the road with a private garden to the rear and two brick stores. There is on road parking available nearby.



- Two double bedroom apartment
- Rear garden
- Close walking distance to the town centre and all amenities
- Modern fitted kitchen
- uPVC double glazing
- NO ONWARD CHAIN
- Perfect for first time buyers and investors

