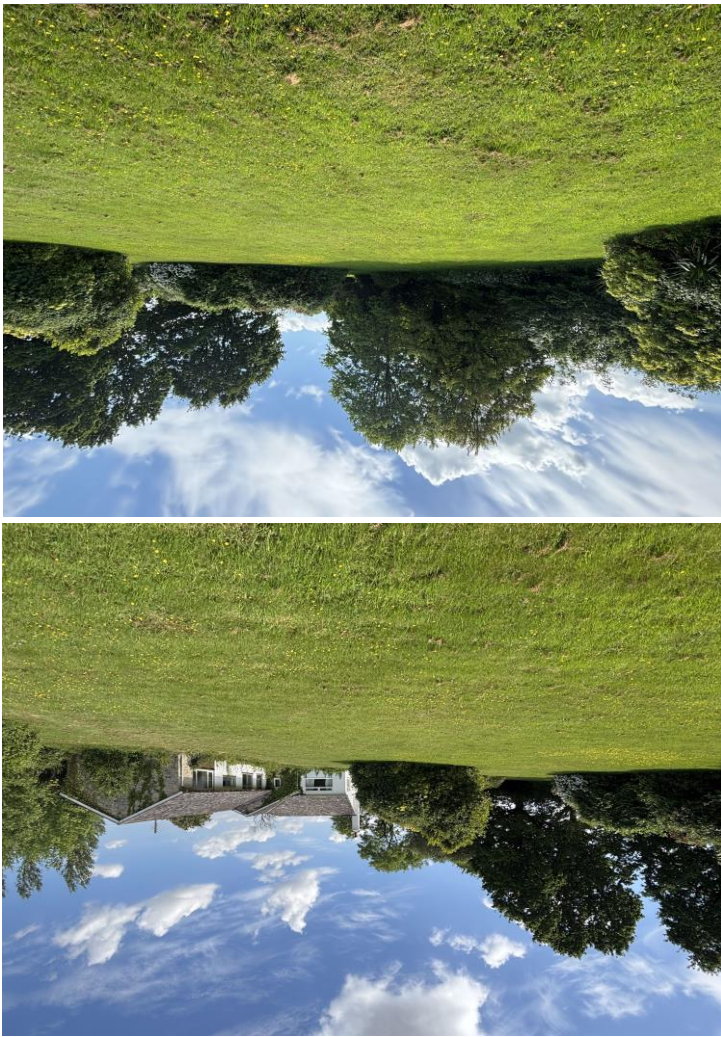




LOCATION: Furzeymoor is conveniently located in a tucked away position on Little Silver Lane, just off Stallards and Middle Green Road, within close proximity of Wellington town.

Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good range of educational, leisure and recreational facilities such as the cinema and sports centre with indoor swimming pool. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

DIRECTIONS: From Wellington town centre, proceed down South Street, bearing right into Wellesley Park as it becomes Hoyles Road and turning right at the very end onto the A38. Follow this road for half a mile, turning left into Stallards and then first left onto Little Silver Lane where the property will be seen almost immediately on the left hand side 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, oil fired central heating, telephone

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

Property Location: w3w.co///cartoons.crouches.sweetened

Council Tax Band: F

Construction: Traditional cavity construction under a cedar shingle roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 9 Mbps download and 1 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.

Furzeymoor, Wellington, TA21

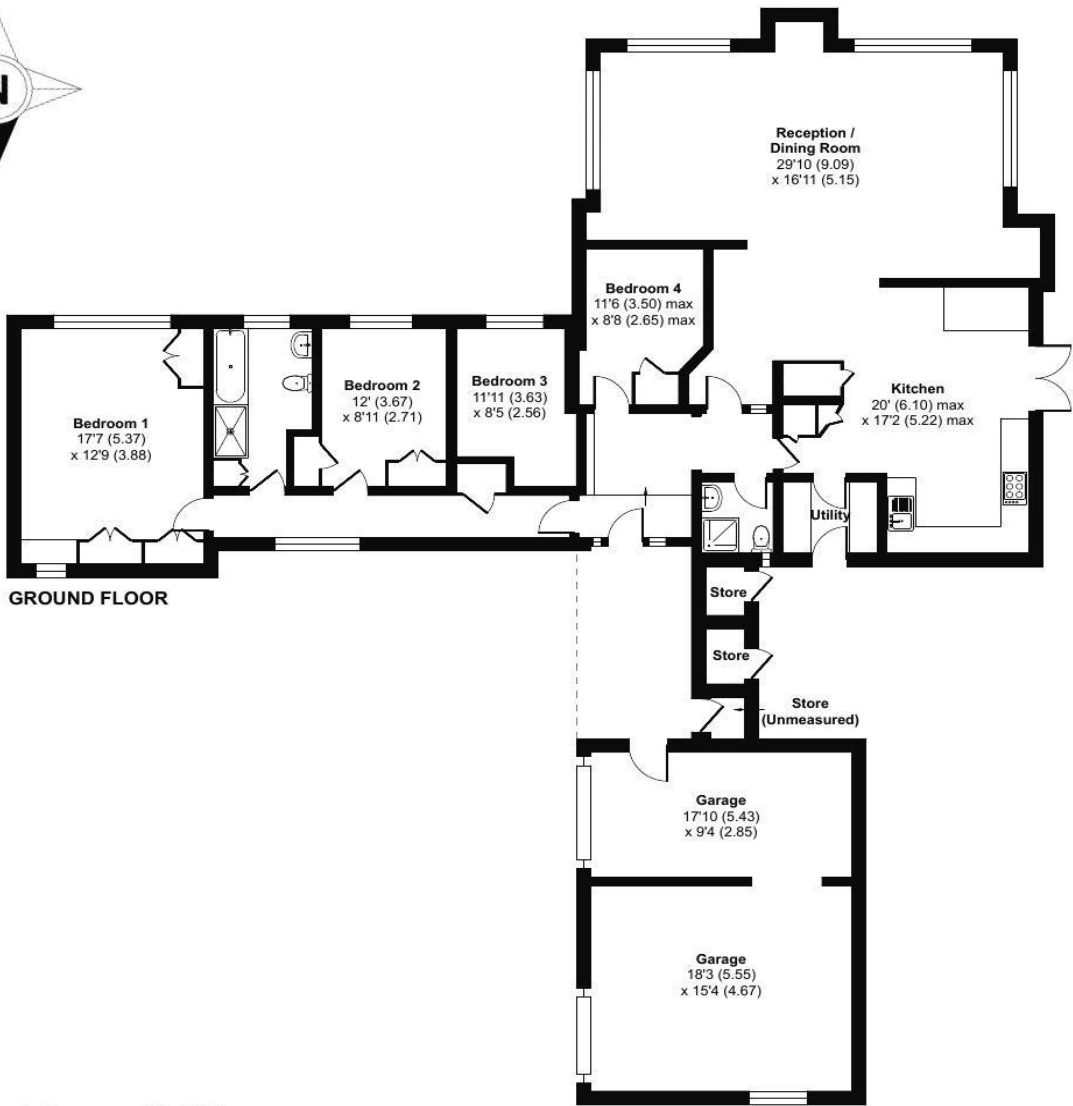
Approximate Area = 1879 sq ft / 174.5 sq m (excludes store)

Garage = 461 sq ft / 42.8 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 2361 sq ft / 219.2 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: 1299221

Set within a large plot totalling approximately 1.8 acres of garden, this detached four bedroom bungalow benefits from a double garage and an excellent degree of privacy. Now in need of some modernisation with plenty of scope to extend subject to any necessary consents, the property is offered to the market with NO ONWARD CHAIN.

The accommodation on offer comprises in brief; front door opens into the entrance hallway with access to the principal rooms. The highlight of this special bungalow is the large open plan sitting/dining room which is triple aspect with a wood burning stove and ample room for all everyday finishings.

The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with space for appliances and a table and chairs with French doors opening out to an area of decking, ideal for hosting barbeques. Adjacent to the kitchen is a useful utility room with space for appliances, a sink and a side door. In addition, there is a useful shower room.

To the other side of the property, an inner hallway leads to the sleeping accommodation which comprises three double bedrooms and a spacious single, serviced by the family bathroom which is fitted with a four piece suite.

Externally, the property is approached via a long driveway providing ample parking for multiple vehicles, in turn leading to a double garage with a useful large enclosed porch leading to the front door. The garden has been well tended over the years and is laid to lawn with an abundance of mature flowers, shrubs and trees. The garden is afforded total privacy and provides a fabulous space for children and pets.



- Large garden totalling approximately 1.8 acres
- Detached four bedroom bungalow
- Family bathroom and additional shower room
- Double garage and long driveway
- Close to Wellington with good access to the A38 and M5
- Potential to extend and improve

