



AGENTS NOTE: The garage has been converted however does not have building regulations approval.

LOCATION: Monument Close is situated on the south side of Wellington which 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 our Wellington town centre office proceed along South Street and at the second mini roundabout bear right into Wellesley Park. Continue along this road towards the end turning right into Barn Meads Road. Follow this road for a short distance taking the first right into Monument Close where the property can be towards you at the end 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, gas central heating, telephone

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

Property Location: w3w.co//submitted.huts.bulletins

Council Tax Band: C

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 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: high **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:

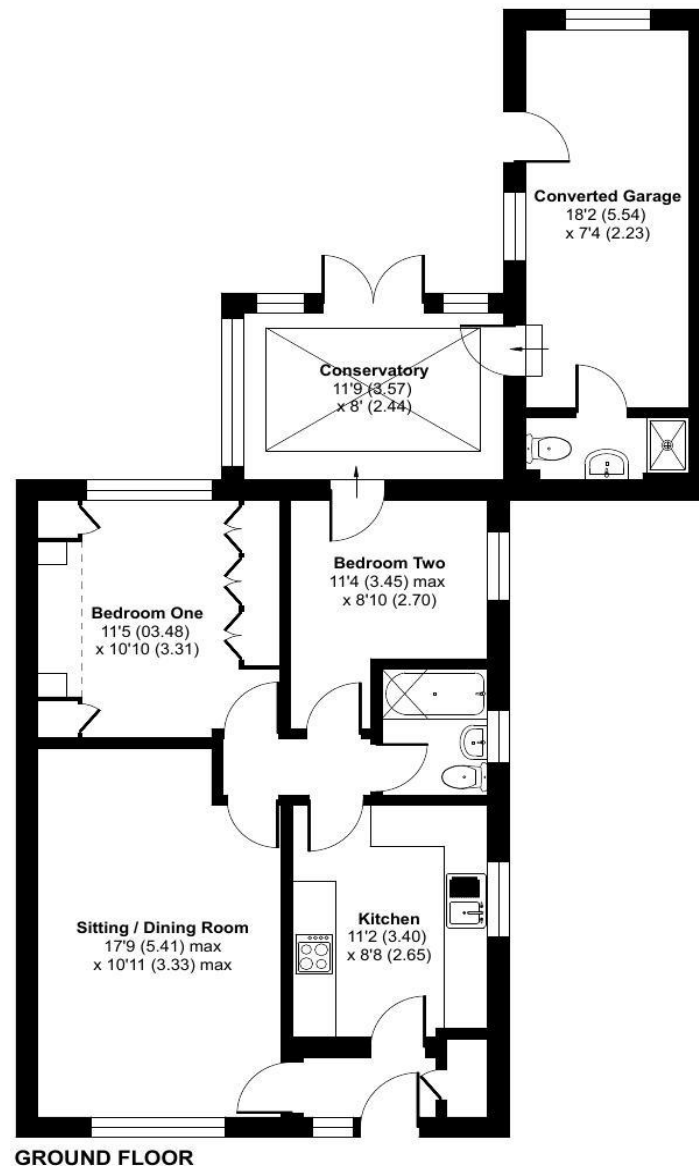
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Monument Close, Wellington, TA21

Approximate Area = 870 sq ft / 80.8 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). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1401359

13 Monument Close is a two bedroom semi detached bungalow situated in a popular cul-de-sac on the south side of Wellington within walking distance of the town centre. Offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hall with a large built-in storage cupboard and doors to the principal rooms. The kitchen is fully fitted with a comprehensive range of wall and base units with an integrated oven and hob, fridge and freezer alongside space for a washing machine and dishwasher. The sitting/dining room is a generous size with ample space for all everyday furnishings and a feature fireplace.

An internal hallway provides access to the loft space which is boarded with a drop down ladder and which contains the combination gas boiler which is approximately 3 years old. The master bedroom is fitted with a range of wardrobes alongside the second bedroom and the bathroom which comprises a white suite with a shower over the bath.

To the rear of the property, there is a conservatory accessed from the second bedroom with a doorway into the garage which has been converted and now provides an additional space which would make perfect use as a second reception room or home office with the adjoining shower room.

Externally, the property is set back from the road with a garden to the front elevation alongside a driveway which slopes down from the road to provide parking for up to 5 vehicles. The main garden lies to the rear and is predominantly laid to lawn, enjoying a good degree of privacy with mature borders and a patio.



- Semi detached bungalow on the South side of Wellington
- Driveway parking
- Enclosed rear garden
- Walking distance to the town centre
- NO ONWARD CHAIN