



LOCATION:

Swains Lane sits on the South side of Wellington, surrounded by a similar mix of residential properties within walking distance of the town centre. 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 town centre traffic lights proceed along South Street passing Wellington School and on passing the 2nd mini roundabout bear right into Wellesley Park. Turn 2nd right into a continuation of Wellesley Park until you reach a roundabout bearing left into Swains Lane where number 1 can be found 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, gas central heating, telephone.

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

Property Location: w3w.co//vase.aged.stylist

Council Tax Band: D

Construction: Traditional cavity with brick 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: 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.



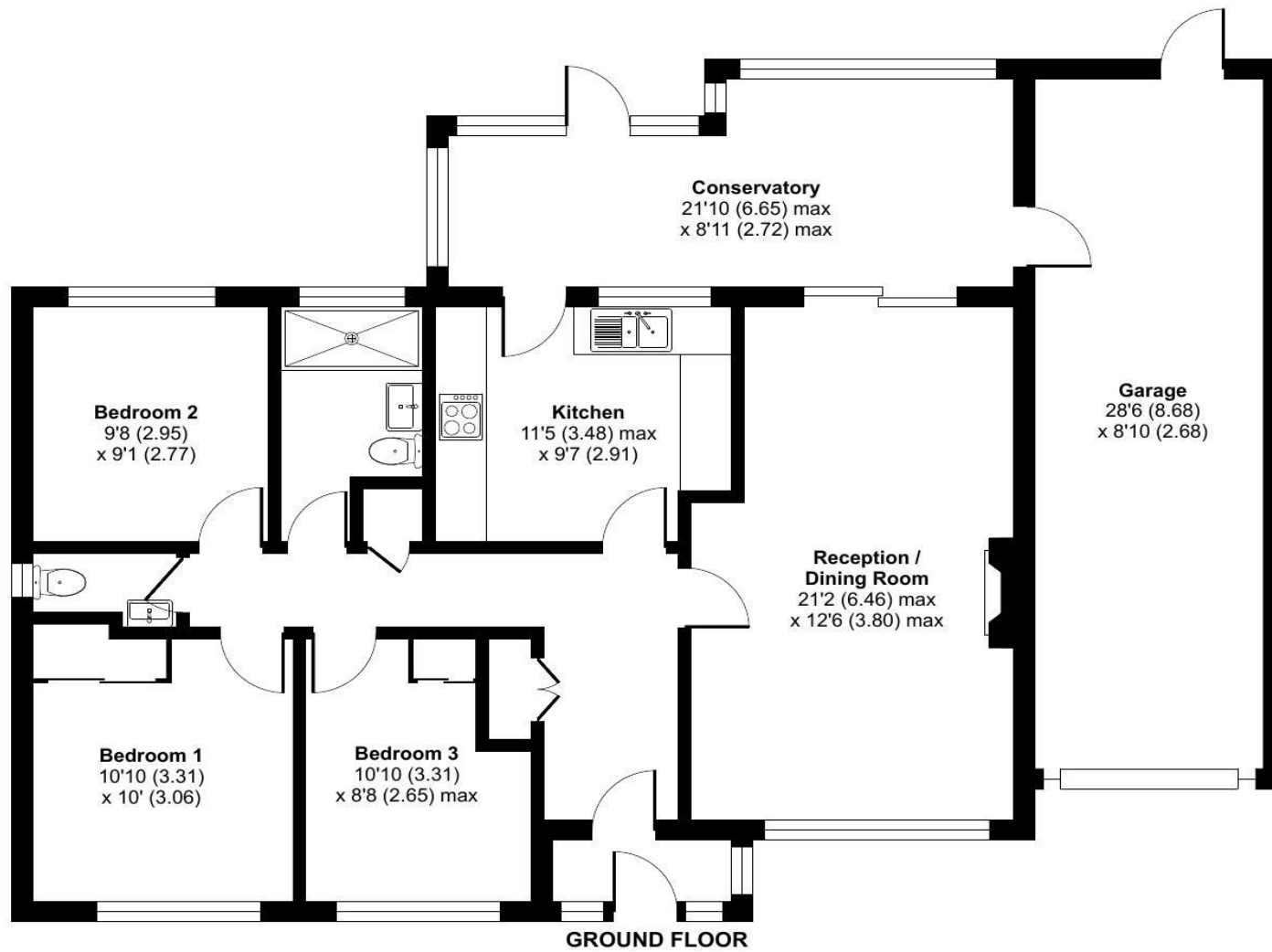
Swains Lane, Wellington, TA21

Approximate Area = 1072 sq ft / 99.5 sq m

Garage = 250 sq ft / 23.2 sq m

Total = 1322 sq ft / 122.7 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: 1359426

This spacious three bedroom linked detached bungalow is set in one of the most popular locations in Wellington and enjoys a level plot with driveway parking along with additional parking perfect for storing a caravan or motorhome. Offered to the market with **NO ONWARD CHAIN**.

The generous accommodation on offer includes a useful porch leading into a spacious hallway complete with a practical storage cupboard. The main light and airy sitting/dining room expands the length of the property and provides ample space for everyday furnishings and is enhanced by a gas fire creating a real focal point to the room. The kitchen benefits from a matching range of wall and base units with tiled splashbacks and contrasting worktops along with adequate space for kitchen appliances and a wall mounted boiler. From the kitchen, a lean-to offers additional space for white goods and storage.

The bungalow has been well designed with its sleeping accommodation arranged at one end of the bungalow and offers three bedrooms: two of which providing built in wardrobes. All bedrooms are serviced by the shower room offering a white suite with double walk-in shower. Completing the internal accommodation is a separate w.c. The attached garage is connected to power and lighting and has the added benefit of shelving and an electric up and over door whilst to the rear of the garage there is an additional area set aside as a utility space/workshop area.

Externally the property is approached via a shared driveway providing ample off-road parking and a generous area of hard standing perfect for additional parking or storage. The front gardens are laid to gravel with low maintenance in mind whilst the rear garden is fully enclosed and predominately laid to lawn with a few raised flowerbeds, an area of patio, a greenhouse, summerhouse and shed. A strong selling point of this property is undoubtedly its good size and level gardens with the added benefit of plenty of off-road parking all within a short walk to the town centre.



- **NO ONWARD CHAIN**
- **Three bedrooms**
- **Generous level gardens**
- **South side of Wellington**
- **Close walking distance to town centre**
- **Neutrally decorated**
- **Ample parking perfect for caravans for motorhomes**

