4 Wellesley Park
Wellington
TA21 8PY
£499,950 Freehold

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Wilkie May & Tuckwood

LOCATION: The property is set in one of the most exclusive and sought after areas on the south side of Wellington, just a short walk from Wellington town centre with equal access to Wellington bypass which provides access to the M5 at Junction 26. The town itself has a good range of both independent shops and larger national stores such as the well renowned Waitrose and is within walking distance of the prestigious Wellington School and Wellesley Park Junior School. There is a regular bus service to the County Town of Taunton which lies approximately 7 miles distant with its mainline railway station.

DIRECTIONS: From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue along and at the second mini roundabout bear right into Wellesley Park where the property will be seen a short distance 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//marzipan.gathering.evaporate

Council Tax Band: F

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 1800 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.

The Property Ombudsman rightmove

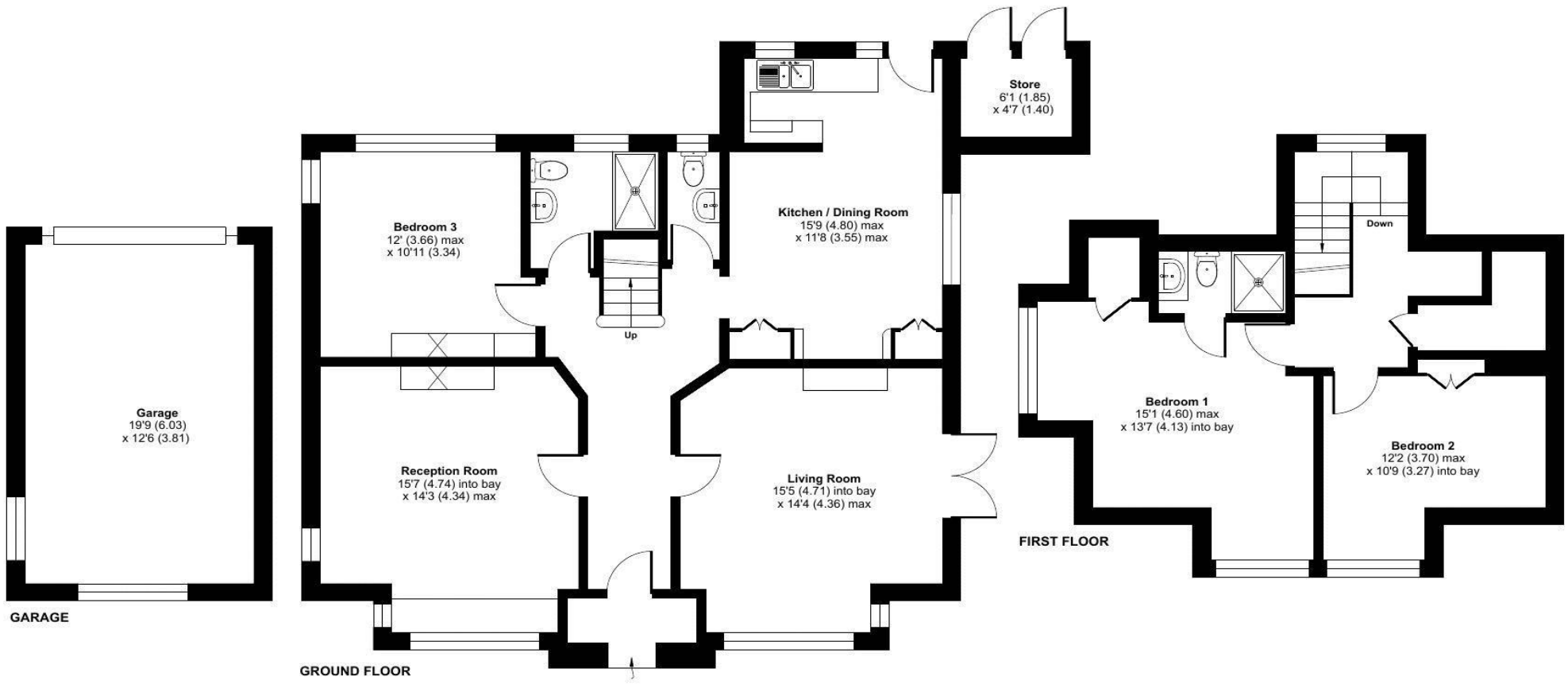
Tel: 01823 667799

29 High Street, Wellington, Somerset TA21 8QT

WM&T

Wellesley Park, Wellington, TA21

Approximate Area = 1457 sq ft / 135.3 sq m
Garage = 247 sq ft / 22.9 sq m
Outbuilding = 111 sq ft / 10.3 sq m
Total = 1815 sq ft / 168.5 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.
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A substantial 3 bedroom detached family home situated on a generous plot within this popular residential street on the south side of Wellington. The current owners have carried out some upgrades to the property, however there is plenty of scope for an incoming buyer to continue to update the property and their own touches.

The accommodation on offer briefly comprises; front door opens into the entrance hall with stairs rising to the first floor and doors to the principal rooms. To the front of the property there are two spacious reception rooms with feature fireplaces and bay windows.

To the rear, the kitchen is fitted with a range of units and offers space for a table and chairs with a door to the garden. The ground floor is completed by bedroom three which is serviced by the ground floor shower room, in addition to a separate cloakroom.

To the first floor, there are a further two double bedrooms with the master having the benefit of an en-suite shower room.

Externally, the property is set back from the road with off road parking and a garage. The rear garden is a generous size, predominantly laid to lawn and patio with a useful brick store.

- **3 bedroom detached family home**
- **Generous plot**
- **Garage and parking**
- **Sought after residential address**
- **Close to Wellington School**
- **Close to town centre**