34 Beech Hill
Wellington
TA21 8ES
£360,000 Freehold

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Wilkie May & Tuckwood







LOCATION:
Beech Hill is a popular residential area comprising of a pleasant mix of houses and bungalows with the local Beech Hill Store and hairdressers literally just around the corner. 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, bearing left at the second mini roundabout into Pyles Thorne Road. Turn second left into Pyles Thorne Close and as the road bears around to the left with Beech Hill Stores to the right hand side, turn immediately right into Beech Hill where No.34 will be found on the left-hand side just before you approach Elms Road.

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.
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co//crosswords.lemons.proven
Council Tax Band: D
Construction: Traditional cavity construction under a tiled roof
Broadband and mobile coverage: We understand that there is good / limited mobile coverage. The maximum available broadband speeds are 77 Mbps download and 22 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.

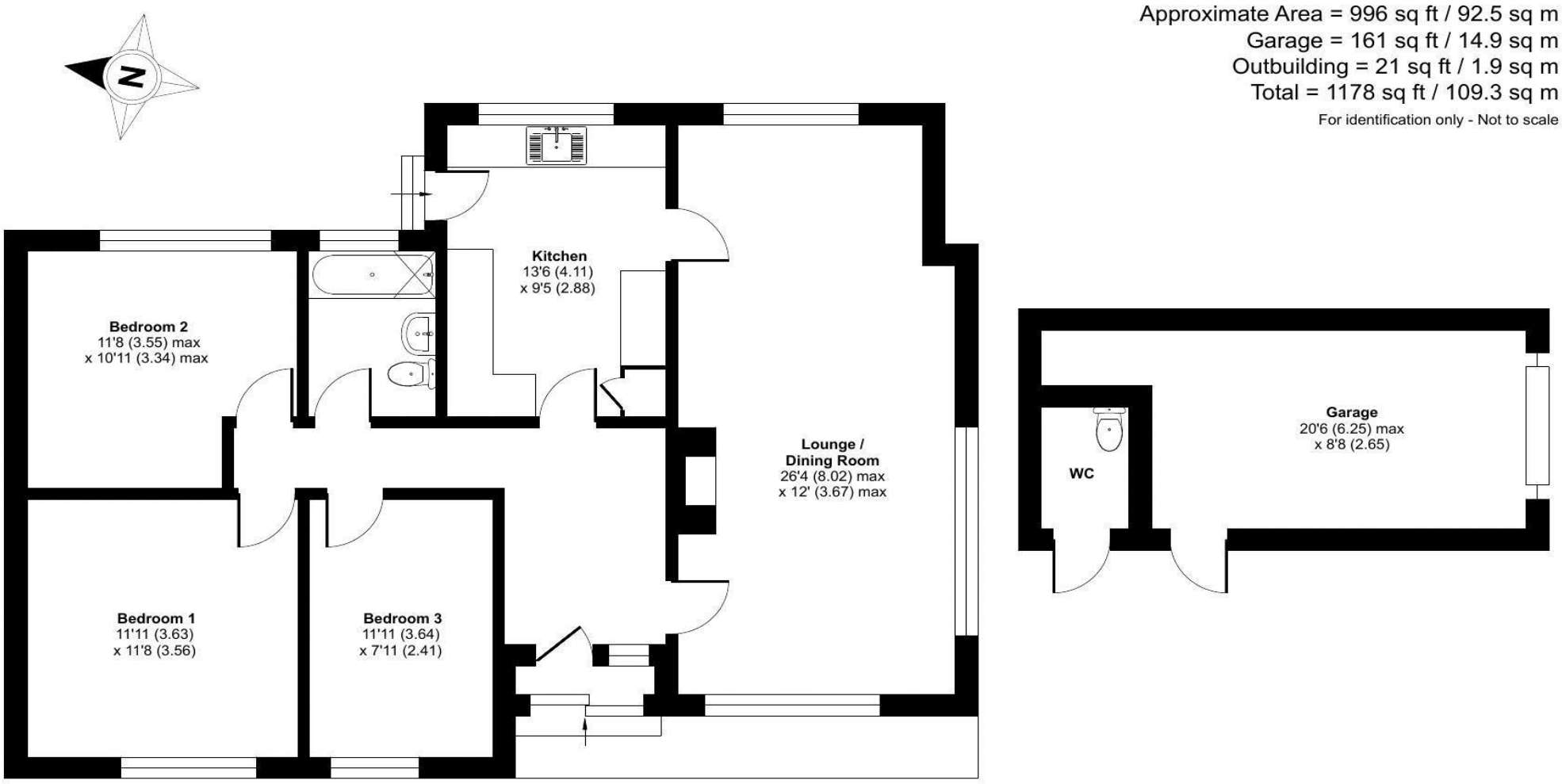
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Beech Hill, Wellington, TA21

Approximate Area = 996 sq ft / 92.5 sq m
Garage = 161 sq ft / 14.9 sq m
Outbuilding = 21 sq ft / 1.9 sq m
Total = 1178 sq ft / 109.3 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1522755

On the market for the first time in 40 years, this generous three-bedroom detached bungalow occupies a desirable level corner plot, enjoying gardens to three sides together with a single garage and driveway parking. NO ONWARD CHAIN.

A step leads into the welcoming porch, providing a useful space for coats and shoes, with a further doorway opening into the generous hallway. The impressive triple-aspect sitting/dining room extends the full length of the property, providing an excellent space for a variety of everyday furnishings whilst large windows allows for plenty of natural light, while a central gas fireplace creates an attractive focal point and a cosy atmosphere. The adjoining kitchen is fitted with a comprehensive range of matching cream wall and base units, complemented by contrasting worktops and a tiled splashback. There is space for a washing machine, fridge and inset cooker, together with a useful breakfast bar and shelved storage cupboard.

Situated towards the far end of the bungalow, the sleeping accommodation comprises three spacious bedrooms, all served by a recently installed, part-tiled shower room featuring a modern white suite, tiled flooring and heated towel rail.

The property enjoys a pleasant approach and is situated within an attractive residential setting comprising of a similar mixture of bungalows. The front gardens are predominantly laid to lawn, bordered by pathways, while the level rear garden is fully enclosed and enjoys a high degree of privacy. A paved patio provides an ideal space for outdoor seating and entertaining, with carefully selected mature planting creating attractive borders around the lawn. A single garage benefits from power and lighting and is well equipped with useful shelving and a workbench, providing excellent storage and workspace. Attached to the garage is a particularly useful outside cloakroom. 34 Beech Hill is neutrally decorated throughout and has been a much-loved home. Ideally positioned within walking distance of the town centre, the property offers well-proportioned and versatile accommodation, making it an appealing choice for those seeking comfortable single-level living in a convenient location.





- **NO ONWARD CHAIN**
- **Three bedroom detached bungalow**
- **Level corner plot**
- **Sought after location**
- **Walking distance to town centre**
- **Garage and driveway parking**
- **Gas central heating and uPVC double glazing**
- **First time to the market in 40 years**
- **Neutrally decorated throughout**



