

**AGENTS NOTE:** A nearby site is identified in the Wellington Place Plan (adopted March 2023) as a potential location for residential development. We would recommend you make your own investigations on this via Somerset County Council. To date, no planning application has been submitted. Please note there is a shared driveway with two other properties.

**LOCATION:** The house sits close to open countryside with excellent commuter links via the A38 to both motorway junctions 26 & 27, along with mainline railway station at Tiverton Parkway and Taunton. Wellington town centre is less than 1 mile distant with its excellent range of both independent and larger stores including Waitrose, Asda and Lidl, there are good sport facilities with a well-supported municipal sports centre and pool along with cricket, rugby and football clubs.

**DIRECTIONS:** From our office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, proceed straight through turning next left at the Pet supplies store where Bagley Green can be found a short distance on the left-hand side. Before entering the estate, the property 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.

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

**Property Location:** w3w.co//officer.changed.townhouse

**Council Tax Band:** D

**Construction:** Traditional cavity construction with an external render under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 100 Mbps download and 100 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.

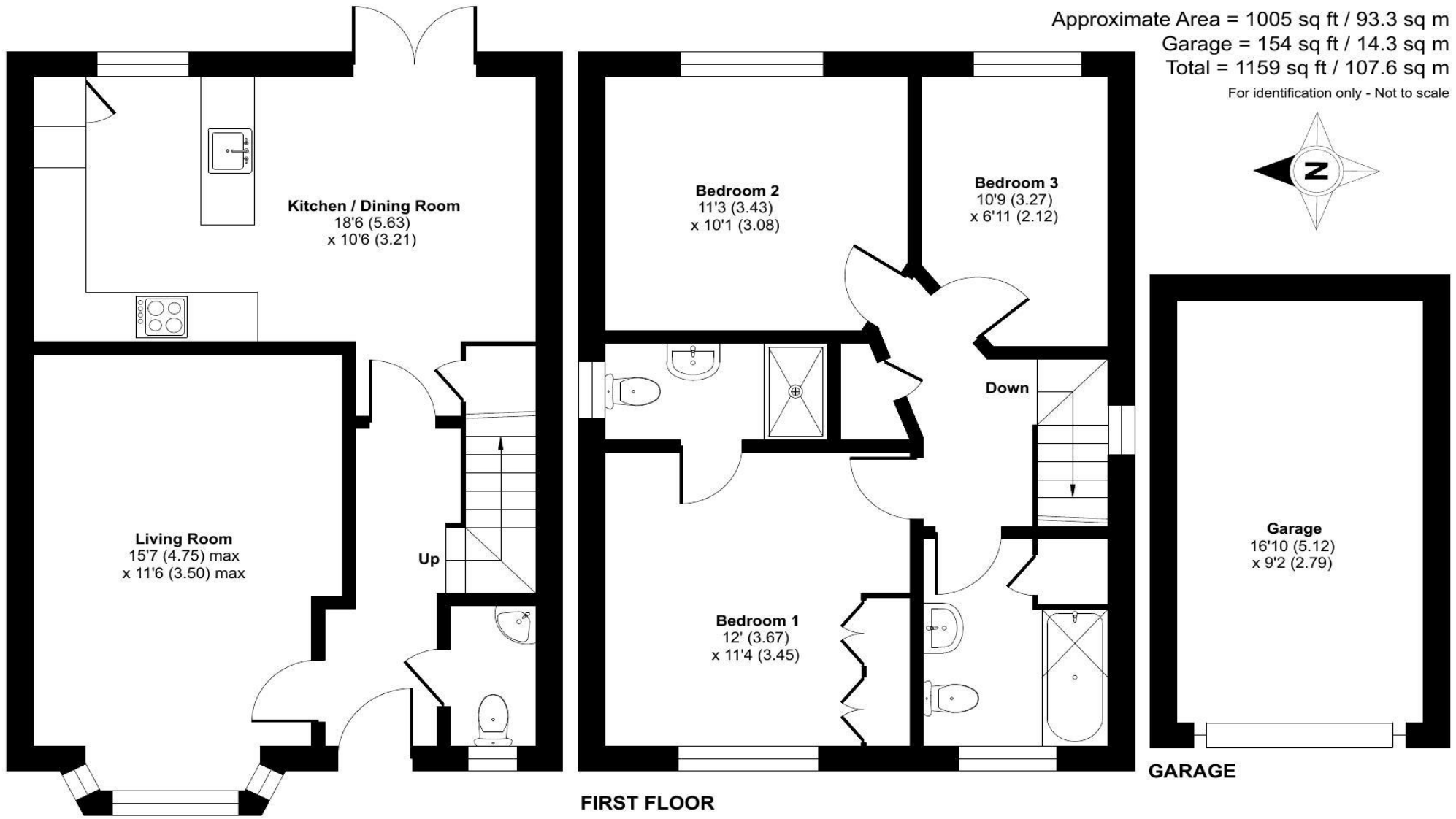
# Barrington Way, Wellington, TA21

Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1159 sq ft / 107.6 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: 1465349

Occupied by the current owner from new, this beautifully presented and upgraded three-bedroom detached house sits on an elevated plot within a cul de sac of just three houses. Offered to the market with **NO ONWARD CHAIN** and perfectly placed close to all amenities, a bus stop and road networks.

The homely accommodation is arranged over two floors and briefly comprises; front door under a storm porch leading into a welcoming hallway with stairs rising to the first floor along with access to all principal rooms. The sitting room is situated to the front of the property and enjoys a large walk in bay window allowing for plenty of natural light to fill the room along with ample space for everyday soft furnishings. The kitchen/dining room is positioned to the rear, expanding the width of the property and is cleverly divided into two distinct areas; the kitchen offers a range of wall and base units with tiled splashbacks and granite worktops and upstands. There is an eye level Smeg double oven, four ring gas hob with extractor over, a pull out pantry, integrated fridge/freezer and dishwasher all of which is enhanced by tiled flooring. The dining area offers plenty of space for furniture and French doors giving access to the rear garden. Furthermore, there is a utility cupboard with plumbing for a washing machine. Completing the ground floor is a useful cloakroom.

To the first floor there are three bedrooms; two of which are doubles along with a good sized single. The master enjoys built in wardrobes and benefits from an en-suite complete with tiled floors, heated towel rail and a double walk-in shower. The remaining bedrooms are serviced by the family bathroom providing a white three-piece suite.

Externally the property is nicely tucked away with a small area of gravel to the frontage whilst the rear garden is fully enclosed and benefits from side gated access. The rear garden is fully enclosed by wooden fencing and predominately laid to lawn and benefits from an array of carefully chosen mature planting along with an extended patio area, a further gravel area and a useful shed. The garage, which has recently had new uPVC cladding, is connected to power and lighting and offers an up and over door and driveway parking for two vehicles in front. 4 Barrington Way offers well balanced accommodation and is neutrally decorated throughout; benefiting from uPVC double glazing, gas central heating and is positioned on a popular residential estate.



- **NO CHAIN**
- **Beautifully presented**
- **Popular residential address**
- **Landscaped garden**
- **Close to local amenities and bus stop**
- **Popular design**

