27 Kenyon Street
Wellington
TA21 9GD
£389,950 Freehold

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Wilkie May & Tuckwood

AGENTS NOTE: Please note as is the norm with most new developments there is an annual estate managements charge which we understand to be £209.25 for 2026.

LOCATION: 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 central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office and then right; following the road down to the T junction where the property will be seen on the left hand corner, with parking at the rear.

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 County Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///spite.evoke.origins
Council Tax Band: D
Construction: Traditional cavity construction with a 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 220 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. Photographs taken and details prepared November 2022. 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:

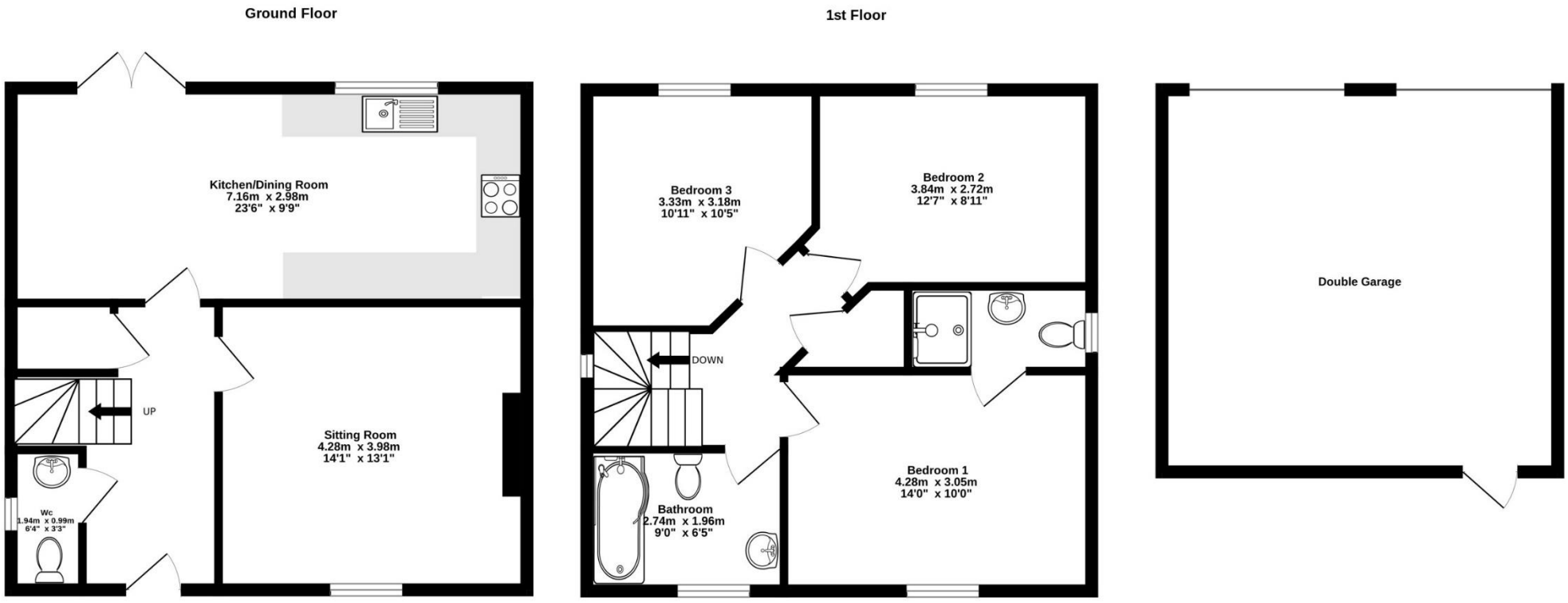
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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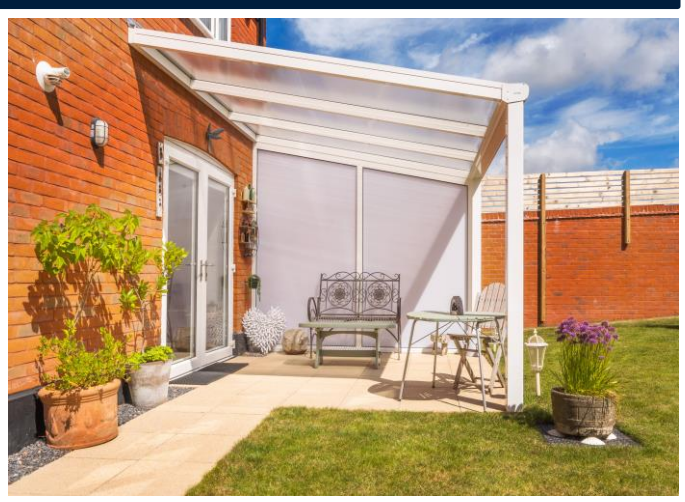
Wilkie May & Tuckwood

A beautifully presented three bedroom detached family home situated on the popular Jurston Fields development on a fabulous corner plot position. The property was built by reputable builders C G Fry & Son in 2023 and benefits from the remainder of its 10 year NHBC warranty. A viewing comes highly recommended to fully appreciate all that this home has to offer.

The accommodation comprises in brief; front door opens into the entrance hallway where immediately you will get a sense of the space afforded within the property; with a downstairs cloakroom, stairs to the first floor with understairs storage cupboard and doors to the principal rooms. The sitting room lies to the front of the property and provides ample space for furnishings, with a feature fireplace providing a welcoming focal point and a window to the front elevation.

Spanning the width at the rear of the property is a large open plan kitchen/dining room fitted with a comprehensive range of wall and base units with a full range of integrated kitchen and utility appliances. The dining area provides space for a family size table and chairs with French doors leading out to the patio which enjoys the addition of a veranda, creating the ideal space to entertain family and friends all year round.

To the first floor, the landing provides access to a built in airing cupboard and the loft space. There are three well proportioned bedrooms with the master benefiting from en-suite facilities with a double walk in shower. The accommodation is completed by the family bathroom which is fitted with a three piece white suite with a shower over the bath.

Externally, the property is set back from the road with a planting scheme to the front and side and steps leading to the front door. A side passage leads around to the main garden which lies to the rear of the property and is predominantly laid to lawn with a patio adjacent to the house. The garden enjoys a sunny aspect and a good degree of privacy. There is a rear access gate plus a personnel door leading into the double garage which is fitted with light and power and twin doors, one being electric for ease of everyday use. In addition, there are two off road parking spaces. The property is conveniently located on the edge of the development, close to a walking route into Wellington town centre.

- **Beautifully presented nearly new home**
- **3 bedrooms with master en-suite**
- **Open plan kitchen/dining room with integrated appliances**
- **Double garage, parking for two vehicles**
- **Master en-suite facilities**
- **Generous corner plot**
- **Cassette blinds to most windows**