



LOCATION: The property is set in a tucked away position yet with an excellent amount of open space surrounding making this quite a unique position. The Burrough Way development is located on the popular South side of Wellington just a short stroll from the popular Wellesley Park Primary School and has ease of access to the M5 from the Wellington bypass without having to pass through the town. Wellington town centre is within walking distance with a good range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also a good assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant with its mainline railway station.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning left at the town centre traffic lights into South Street. On reaching the second mini roundabout bear right into Wellesley Park and take the second turning right into the continuation of Wellesley Park. Continue along to the end of this road and bear left at the mini roundabout into Swains Lane. Take the next turning on the right into Burrough Way and then take the first turning right and then immediately left into Immenstadt Drive. Take the next left where the property can be found straight ahead 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//saturate.grumble.fixed

Council Tax Band: B

Construction: Brick and Block

Broadband and mobile coverage: We understand that there is good coverage. The maximum available broadband speeds are 1000 Mbps download and 1800 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

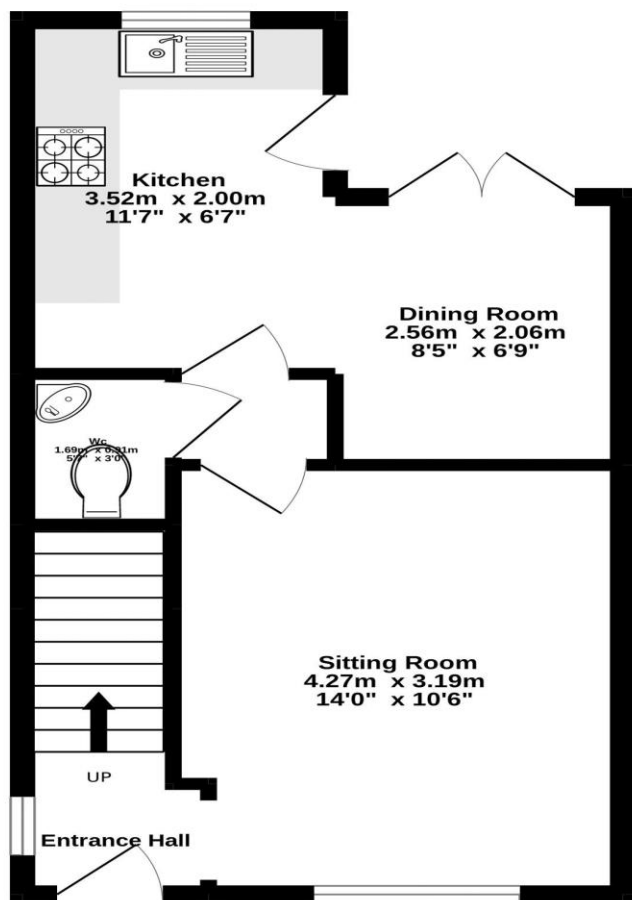
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

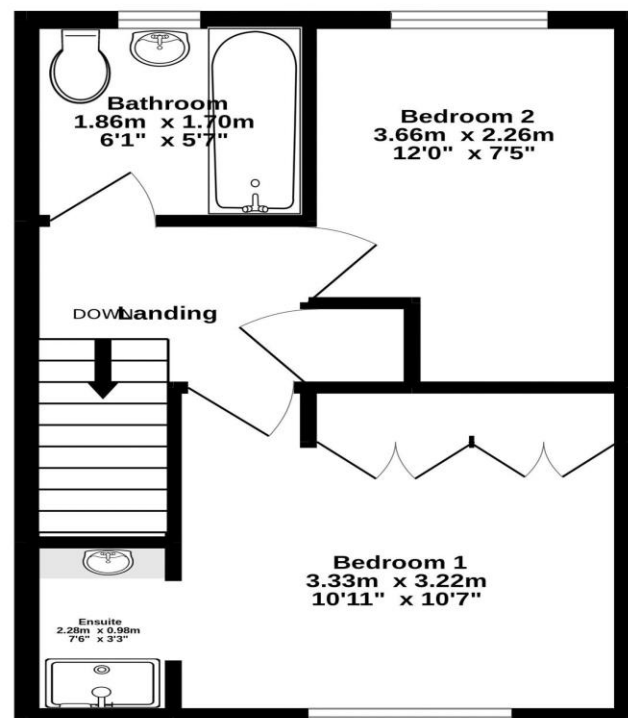
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Ground Floor
33.5 sq.m. (360 sq.ft.) approx.



1st Floor
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 63.0 sq.m. (678 sq.ft.) approx.

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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35 Immenstadt Drive is a two bedroom mid-terraced property situated on the South side of Wellington within a popular modern development.

The property benefits from gas central heating, uPVC double glazing along with off road parking and is offered to the market with **NO ONWARD CHAIN**.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor. On the ground floor there is a good size living room which leads into an inner lobby where the downstairs cloakroom can be found and access to the kitchen/dining room. To the first floor there are two bedrooms with the main bedroom benefiting from a shower area as well as a family bathroom which is fitted with a three-piece suite with a shower over the panelled bath.

The property enjoys gardens to the front and rear which are predominately laid to lawn with the rear benefiting from a patio area, a good size wooden shed along with side gated rear access which conveniently leads to the allocated off-road parking.

This home is decorated in neutral tones throughout and would be an excellent purchase for a first time buyer or as an investment property.



- **NO ONWARD CHAIN**
- **Allocated parking**
- **Tucked away in a quiet cul de sac**
- **South side of Wellington**
- **uPVC double glazing and gas central heating**

