



**LOCATION:** Seymour Street is a popular road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre with its swimming pool, gymnasium and various other facilities. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station.

**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Continue along this road as it becomes Waterloo Road passing Wellington Police Station and take the fourth turning on the right into Seymour Street where the property can be found towards the end on the right hand side.

**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, electric heating

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

**Property Location:** [w3w.co//stems.balloons.slogans](http://w3w.co//stems.balloons.slogans)

**Council Tax Band:** D

**Construction:** Brick under a slate 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.

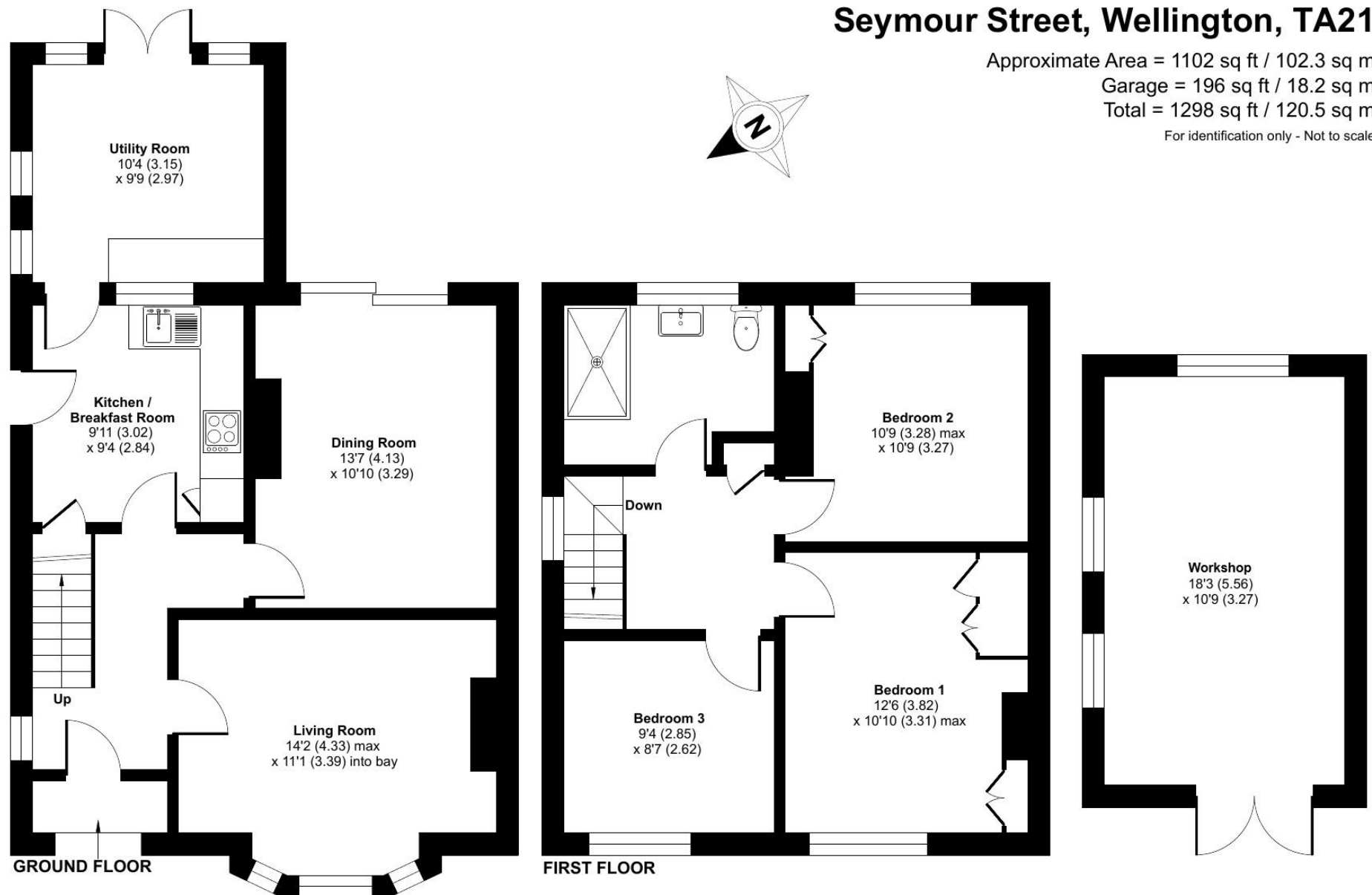
# Seymour Street, Wellington, TA21

Approximate Area = 1102 sq ft / 102.3 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1298 sq ft / 120.5 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). © n3checom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1469605

33 Seymour Street is a spacious 3 bedroom detached family home located along this popular residential street within walking distance of Wellington town centre.

The property is offered to the market with vacant possession and NO ONWARD CHAIN and is now in need of a full refurbishment, allowing an exciting opportunity for an incoming buyer to create their perfect home.

The accommodation on offer briefly comprises; front door opens into the entrance hall with stairs to the first floor and doors to the principal rooms. The sitting room lies to the front of the property with a large bay window and the adjoining dining room overlooks the rear garden with patio doors – ideal for entertaining guests. The kitchen is fitted with a range of units with space for appliances and leads into the conservatory which also has plumbing for utility appliances.

To the first floor, there is a large landing leading to three generously proportioned bedrooms. These are serviced by the family shower room.

Externally, the property is set back from the road with a workshop accessed via a 7'5 wide (measured wall to wall) approach down the side of the house. The garden is predominantly laid to lawn and patio and enjoys a good degree of privacy and a sunny aspect.



- 3 bedroom detached family home
- Generous rear garden
- Garage and driveway
- NO ONWARD CHAIN
- In need of refurbishment

