



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.

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, carry on straight for approximately 300 meters and turn left into Bagley Road. After 50 yards turn left into Barrington Way followed by the second right where the property will be seen on your left hand side at the end of the cul de sac 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///suckle.lecturing.moons

Council Tax Band: C

Construction: Traditional cavity construction with a brick and rendered outer leaf

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



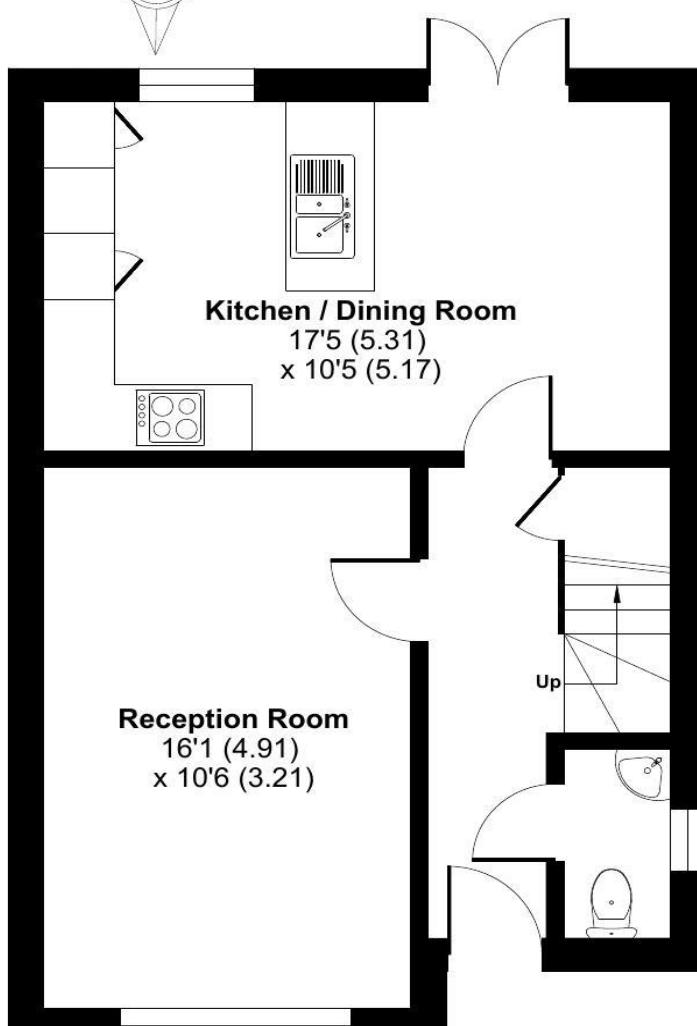
Barrington Way, Wellington, TA21

Approximate Area = 910 sq ft / 84.5 sq m

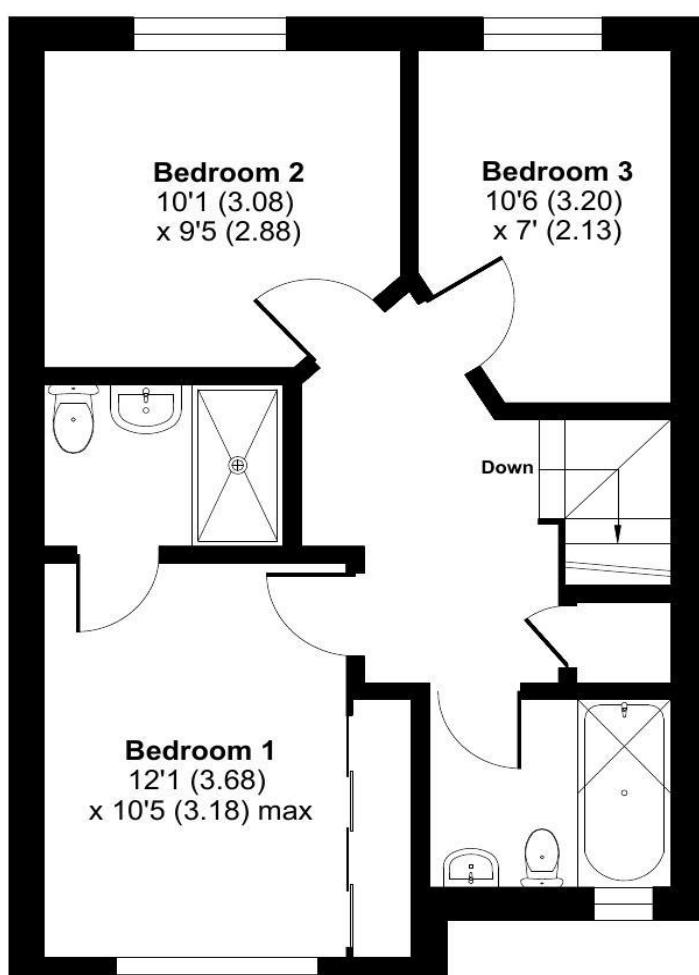
Garage = 180 sq ft / 16.7 sq m

Total = 1090 sq ft / 101.2 sq m

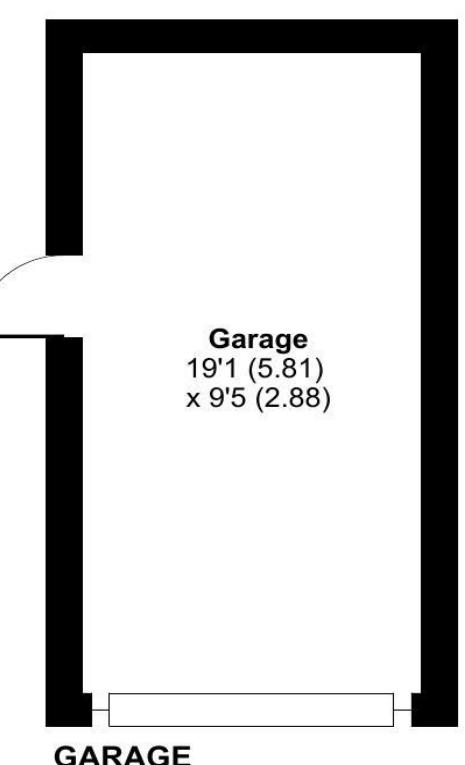
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1406823

Set on the Western edge of Wellington, on a popular small development of properties is this 3 bedroom semi detached family home, constructed by the highly regarded Redrow Homes as part of the Heritage collection in the Letchworth design.

The house is arranged over two floors with a good sized rear garden, parking for two family cars and a garage with power and light. The property also benefits from gas fired central heating and double glazing.

The accommodation currently comprises, front door into the entrance hallway with a downstairs cloakroom and doors to the principal rooms. The sitting room lies to the front of the property with ample space for furnishings. Expanding the width at the rear is a spacious kitchen/dining room with French doors to the garden.

To the first floor there are three bedrooms with a master en-suite and family bathroom.

Externally, the garden is laid to patio with steps up to an area of lawn. There is a personnel door into the garage and a side access gate.



- Three bedroom semi detached family home
- Garage and driveway parking
- Built by Redrow Homes
- Walking distance to amenities and a bus stop