



LOCATION:

The property is located on the south side of Wellington. The prestigious Wellington School is just a short stroll from the property along with the popular Wellesley Park Primary School. The town centre is easily accessible within a 5-10 minute walk and has a good range of both independently run shops and larger national stores such as the well renowned Waitrose. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS:

From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing left at the second mini roundabout into Pyles Thorne Road. Continue along this road for approximately 1/4 of a mile turning right into Oakfield Park and after a short distance the property can be found on the right 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//twists.galloped.glorious](https://www.w3w.co/twists.galloped.glorious)

Council Tax Band: E

Construction: Traditional cavity construction with 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 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>

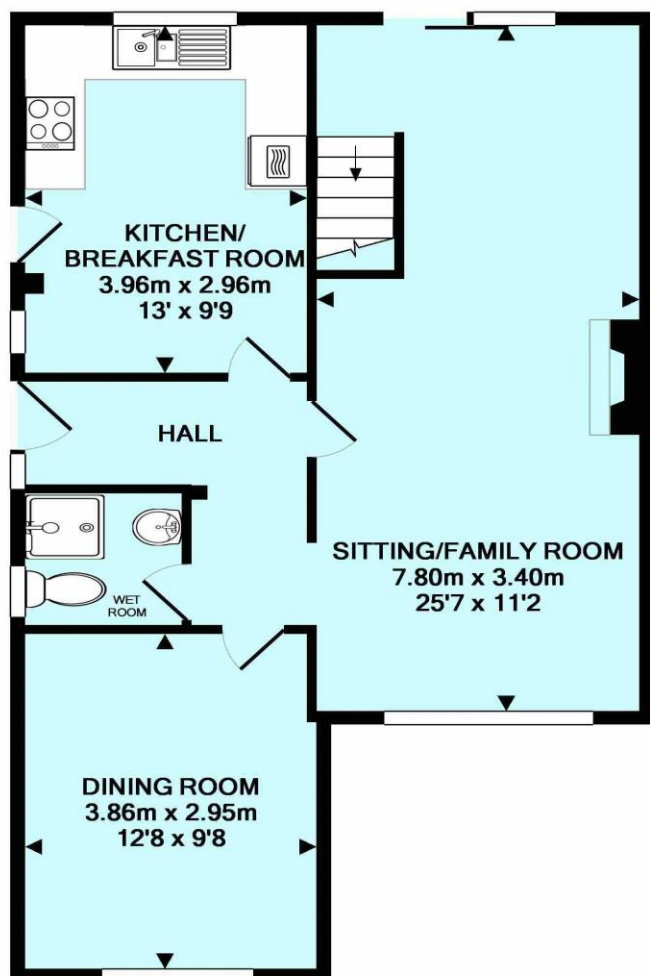
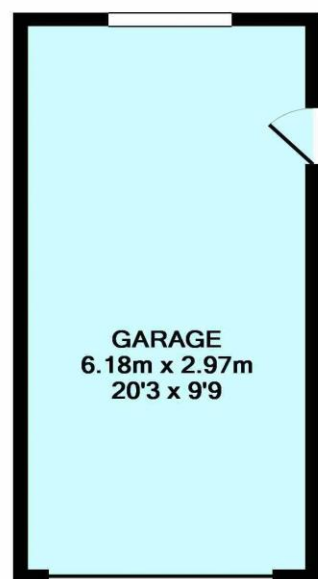
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 particularly 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.

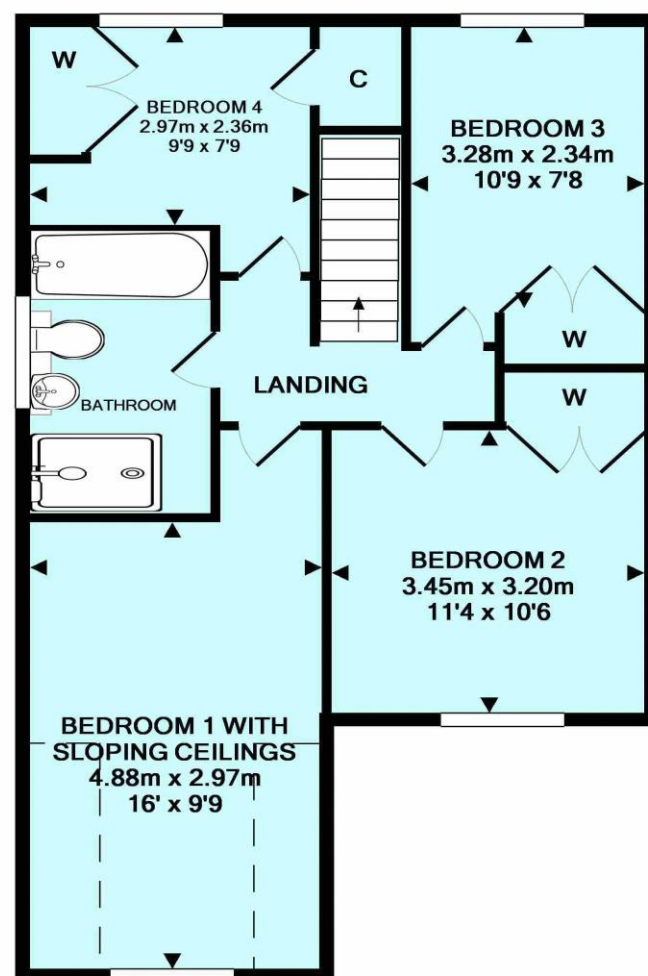
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

4. 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
APPROX. FLOOR
AREA 76.0 SQ.M.
(818 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 57.8 SQ.M.
(622 SQ.FT.)

TOTAL APPROX. FLOOR AREA 133.8 SQ.M. (1441 SQ.FT.)

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Situated on the south side of Wellington on the popular Oakfield Park development, this extended four bedroom detached house sits on a generous plot having previously been the show home and benefits from a detached single garage and driveway parking for several vehicles.

The spacious accommodation on offer briefly comprises of a welcoming hallway complete with tiled flooring gives access to all main principal rooms. The main dual aspect sitting room expands the length of the home and features a central gas fireplace with ornate canopy over, there is ample room for everyday soft furnishings along with patio doors cleverly positioned to enjoy views over the rear garden, from the sitting room stairs rise to the first floor. The adjoining dining room enjoys a large picture window to the front elevation and was formally the garage and provides a wonderful entertaining space with plenty of space for dining furnishings. The kitchen/breakfast room offers a comprehensive range of matching white high gloss wall and base units with contrasting worktops and tiled splashbacks complemented by tiled flooring. Within the kitchen there is a double eye level oven, inset 4 ring gas hob, with extractor over and integrated fridge, furthermore there is a useful breakfast bar and door to the side elevations. Completing the ground floor is a useful fully tiled shower room.

To the first floor there are four bedrooms, three of which are doubles and each with built in cupboards. Completing the internal accommodation is a family bathroom offering a four-piece white suite complete with tiled floors, heated towel rail, spotlights and walk-in shower cubicle.

Externally the property sits towards the entrance of the estate and enjoys a pleasant approach and offers driveway parking for several vehicles leading to a detached single garage with up and over door, personnel door to the side elevation, eaves storage, electrics and plumbing for a washing machine and tumble drier. The rear garden benefits from a high degree of privacy and is predominately laid to lawn and is larger than most due to the fact it used to be the show home. The garden is accessed via a pedestrian side gate and is fully enclosed and enjoys two patio areas, an array of mature planting and a useful shed. 10 Oakfield Park benefits from uPVC double glazing, replacement gutters and fascias along with gas central heating and is close to local facilities.



- Extended four bedroom detached house
- NO CHAIN
- South side of Wellington
- Popular residential address
- Detached single garage and driveway parking
- Walking distance to town centre
- Generous garden