



Agents Note: Please note that this property is currently tenanted and the marketing photographs were taken prior to the tenant's occupation.

LEASE INFORMATION: The property will be sold with the added benefit of a brand new lease of 999 years, further details of which will be confirmed at a later date. The property will own a share of the Freehold.

DIRECTIONS: The property sits in the centre of Wellington and can be accessed on foot by proceeding up South Street where the property will be found after a short distance on your left hand side.

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.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold with a share of the 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///boardroom.brightens.leads

Council Tax Band: B

Construction: Brick and block with a rendered outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage.

For available broadband speeds we recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: high

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

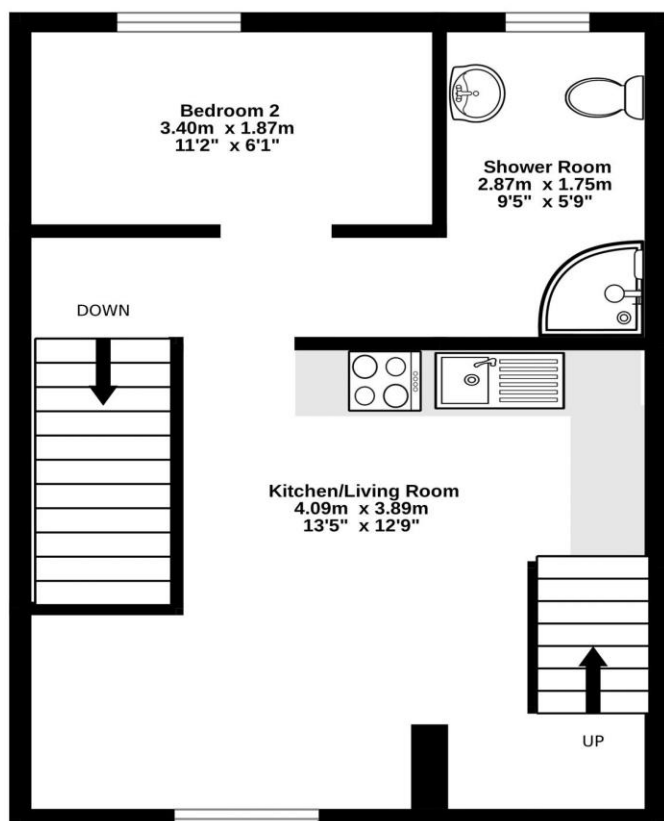
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

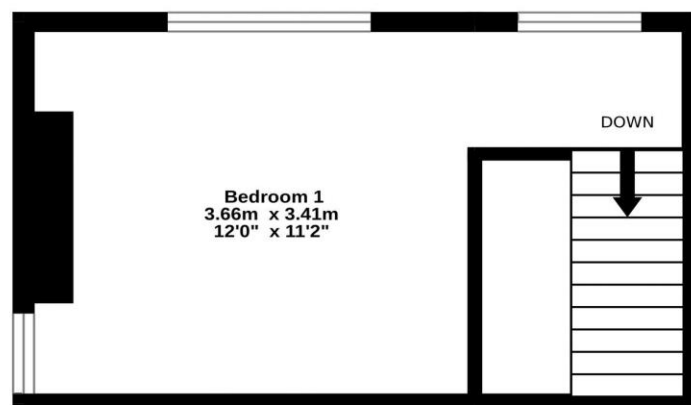
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



1st Floor



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**

Previously forming part of 'Wellington Bookshop', this two bedroom maisonette is positioned with great access to the town centre.

The accommodation includes a kitchen/living area of spacious size fitted with a selection of contemporary wall and base units with a fitted oven, hob and extractor fan and space for further appliances. The living area comes with connections for a wall mounted TV and is open plan into the kitchen, creating the ideal space to entertain.

The second bedroom is accessed via the corridor within close proximity to the three piece shower room, partially tiled with a heated towel rail. To the second floor the main bedroom benefits from a triple aspect.

This property is in the perfect location for the town centre with uPVC double glazing and gas central heating, offering a great opportunity for first time buyers, downsizers and investors alike.



- Two bedrooms
- Town centre location
- Open plan living space
- Gas fired central heating
- uPVC double glazing
- New lease with a share of the Freehold

