



Location: Sylvan Road is situated on the south side of Wellington. Wellington has a good range of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a good assortment of educational, recreational and leisure facilities such as 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 8 miles distant with its mainline railway station.

Directions: From our Wellington town centre office proceed to the town centre traffic lights turning left into South Street. At the second mini roundabout bear left into Pyles Thorne Road. Continue along taking the second turning left into Pyles Thorne Close. Continue around passing Beech Hill Stores until it becomes Sylvan Road and after 100 yards No.15 can on the left-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, gas central heating, telephone

Local Authority: Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

Property Location: w3w.co//planton.splint.zipped

Council Tax Band: C

Construction: Traditional cavity construction with a 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

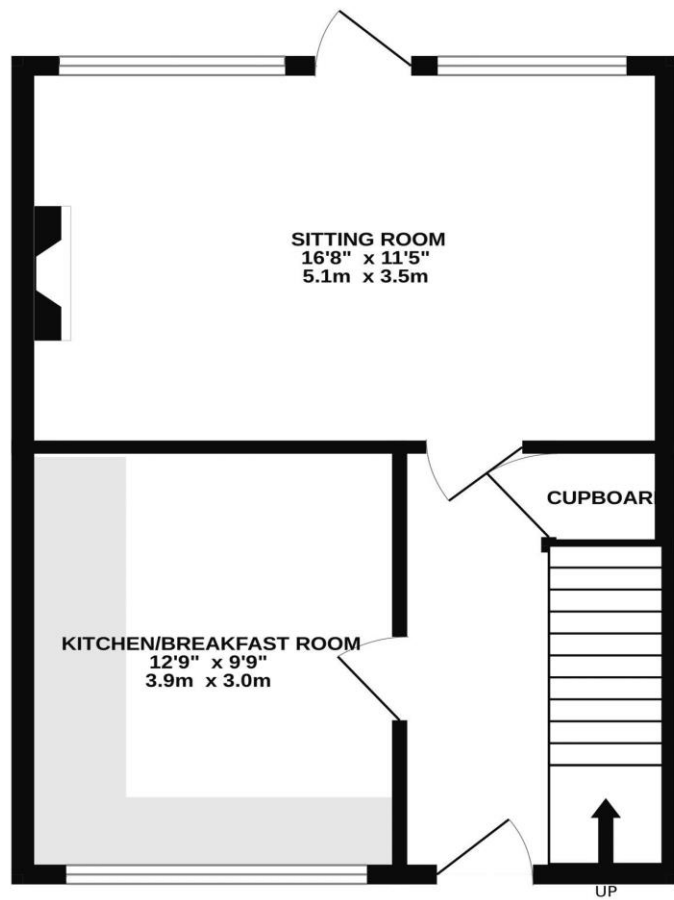
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

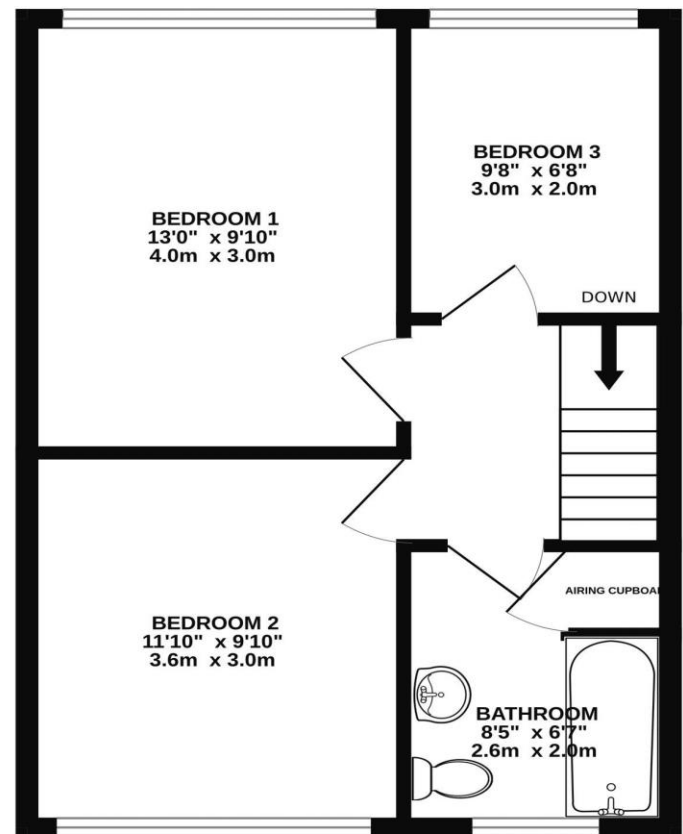
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) 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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15 Sylvan Road is a three bedroom semi-detached family home with a garage and driveway parking for multiple vehicles. Situated in a popular residential area, on the South of the town, it is close to local amenities, transport links. The property has double glazing throughout and gas fired central heating.

The accommodation comprises in brief; the front door opens into the entrance hall with stairs rising to the first floor and doors to the principal rooms. The kitchen is situated at the front of the property and benefits from a good range of modern wall and base units with contrasting worksurfaces, tiled splash backs and integrated appliances. To the rear of the property, there is a generous sitting room with a large window and patio doors giving direct access out to the garden.

To the first floor, the landing provides access to the loft space alongside three bedrooms, two of which are good size doubles. The family bathroom is fitted with a modern white three piece suite. Outside to the front, the property is set back from the road.

The driveway provides off road parking for a number of vehicles in turn leading to the garage with up and over door and light and power connected.

The rear garden is predominantly laid to lawn with a patio area offering an ideal space to sit out and relax given the amount of privacy.



- Close to local amenities and walking distance to town
- Garage and off road parking
- Modern integrated kitchen
- Large windows providing lots of natural light into the property
- Good size, south westerly facing garden
- Gas central heating

