



LOCATION: Martins Buildings is set in a peaceful tucked away position of similar properties yet within easy walking distance of the town centre. 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.

DIRECTIONS: From the town centre traffic lights proceed along South Street turning right at the first roundabout, continue for approximately 200 yards and where the road bears right turn immediately left and follow the road around to the right. Continue along beside Wellington sports field and after 50 yards the property can be found on the right-hand side as indicated by our For Sale board.

AGENTS NOTE: There is a disused right of way along the rear of the property.

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//point.luck.protected

Council Tax Band: B

Construction: Brick with rendered outer leaf to the rear elevation 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 200 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:

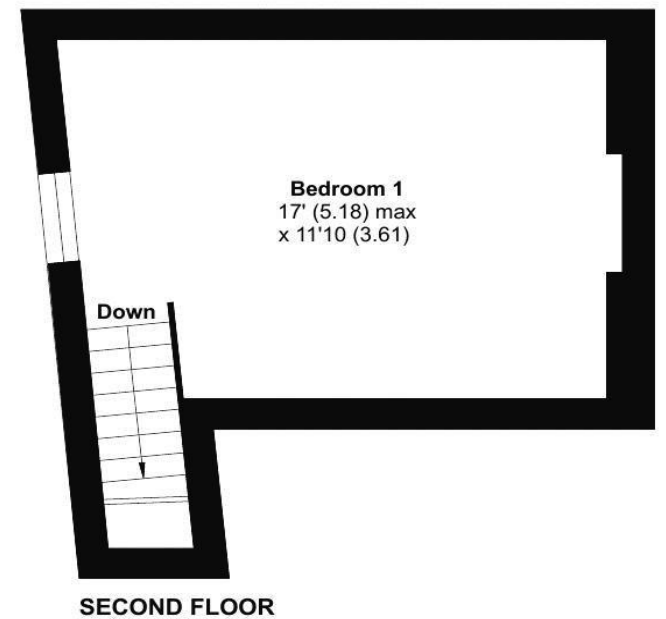
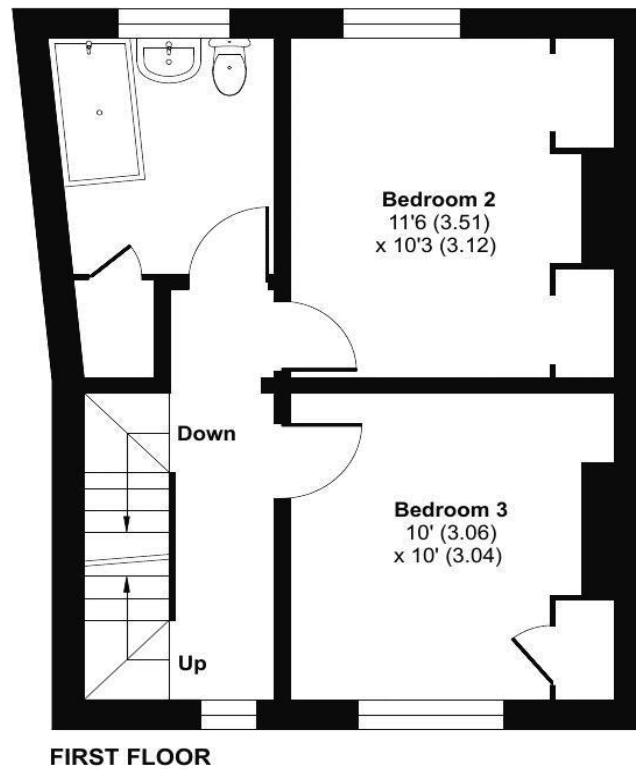
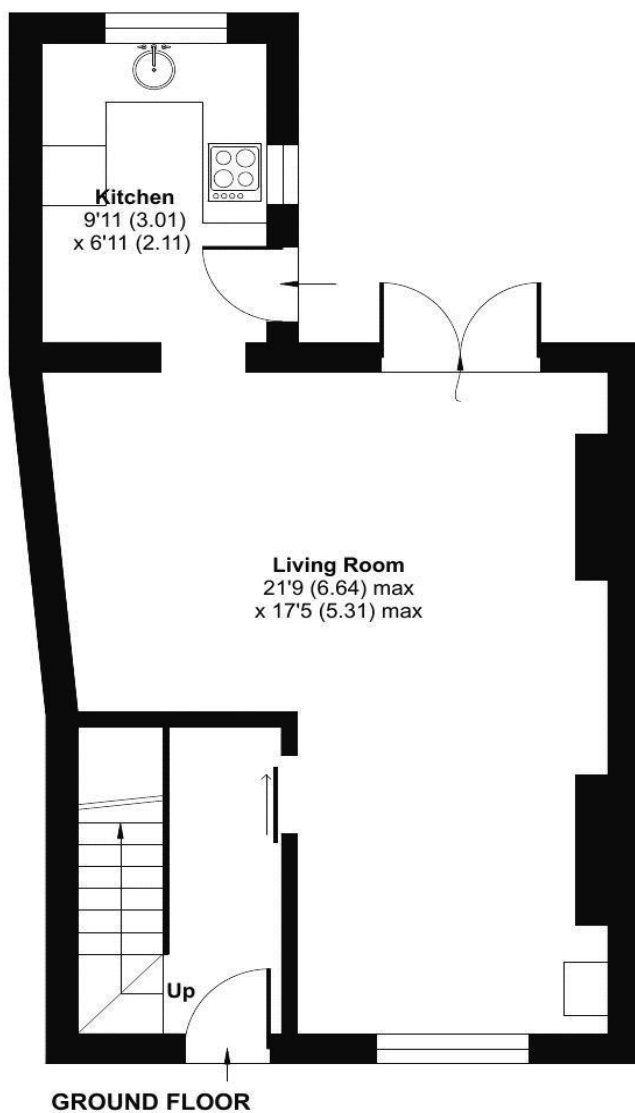
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Martins Buildings, Wellington, TA21

Approximate Area = 1010 sq ft / 93.8 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). © nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1525090

An attractive three-bedroom end-terrace cottage, ideally positioned within easy walking distance of the town centre and local amenities. Offering well-proportioned accommodation arranged over three floors and benefits from three useful parking spaces and a fully enclosed, low-maintenance rear garden.

The property is entered via an entrance hallway, with stairs rising to the first and second floors. The dual-aspect L-shaped sitting/dining room provides a generous and versatile living space, with ample room for comfortable seating and dining furniture. French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces. The adjoining kitchen has been recently updated and features attractive olive-green wall and base units, a tiled splashback and contrasting work surfaces. Integrated appliances include a single oven and ceramic hob, with additional space provided for a fridge/freezer and washing machine.

The first floor provides two bedrooms, together with the family bathroom with the generous master bedroom occupying the top floor and benefits from pleasant views across the Wellington Sports Centre recreational fields.

To the rear, the property enjoys a fully enclosed garden, providing a manageable outdoor space which is enclosed by a combination of attractive walling and fencing and benefits from two gated access points. There is a paved patio area, raised flowerbeds and artificial lawn, creating a low-maintenance garden that can be enjoyed throughout the year. While the property would benefit from some internal updating, it offers an excellent opportunity for a purchaser to personalise and make the home their own, warmed by gas central heating and benefiting from uPVC double glazing.



- NO CHAIN
- Three bedrooms, end terrace
- Westerly facing garden
- Close to town centre
- Three parking spaces
- Three-storey

