



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, proceed straight through turning next left at the Pet supplies store where Barrington Way can be found a short distance on the left-hand side. Upon entering the development, follow the road round to the right hand side where the property will be seen after a short distance.

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///tester.outbursts.jokers

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 1800 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

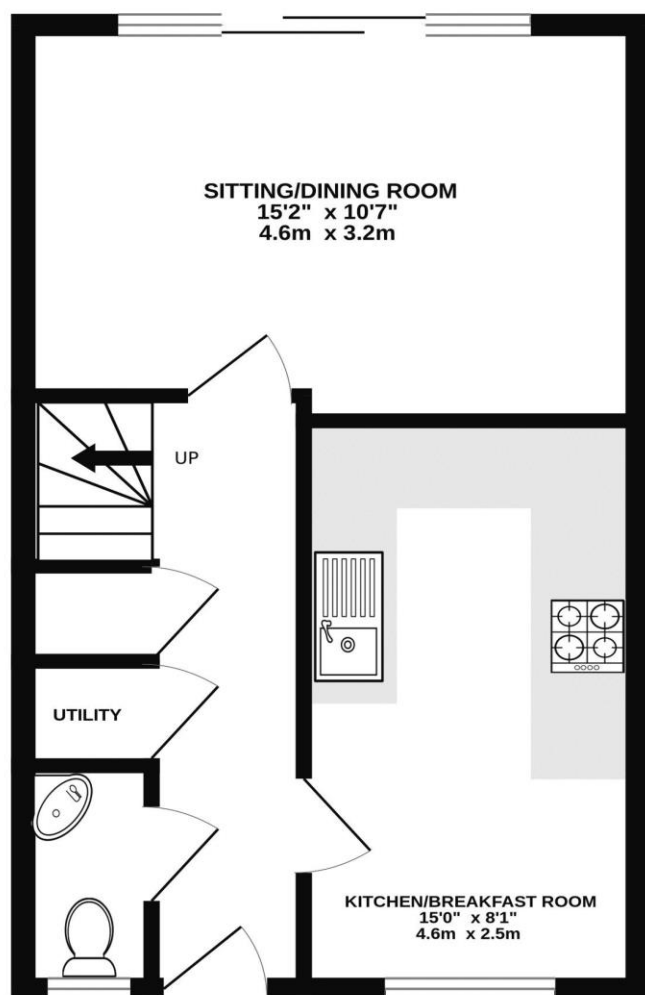
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

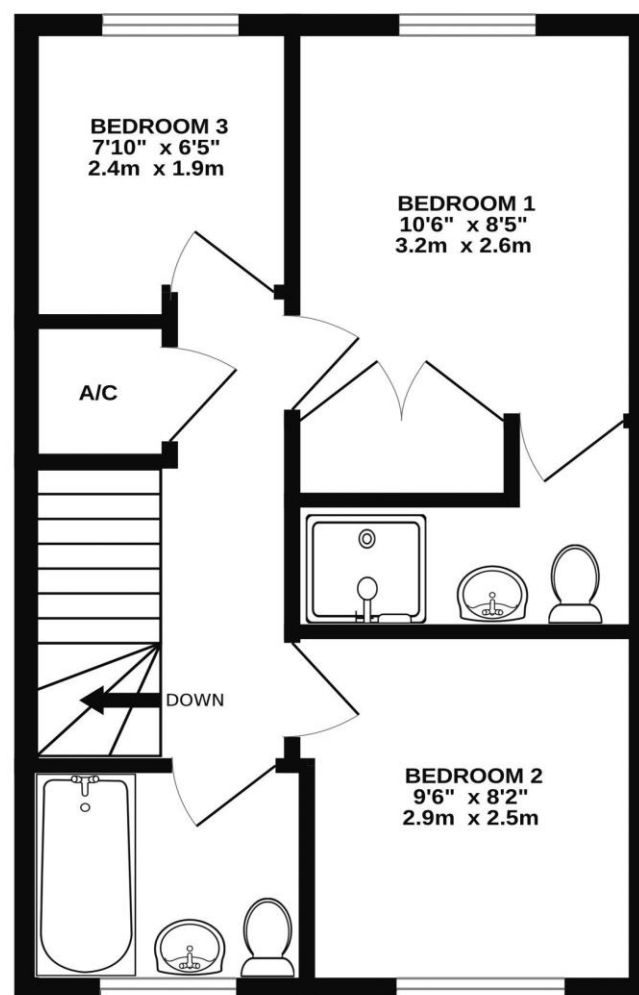
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 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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A deceptively spacious 3 bedroom end of terrace family home set on the popular Barrington Way development within walking distance of a range of amenities, a bus route and countryside walks. The property is offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hallway where there is a cloakroom, both a utility cupboard and under stairs storage cupboard and doors to the principal rooms. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with integrated appliances and space for a table and chairs.

Spanning the width at the rear of the house is the sitting/dining room which is a generous size with ample space for all everyday furnishings and patio doors to the garden, making this the ideal space to entertain guests, particularly in the warmer months.

Stairs lead to the first floor where there are three bedrooms, with the master having the benefit of fitted wardrobes and an en-suite shower room. The family bathroom comprises a three piece white suite with a shower over the bath. Accessed from the landing is a large airing cupboard housing the gas fired boiler and hot water cylinder.

Externally, the property is set back from the road with off road parking for two vehicles. The rear garden is fully enclosed with a pedestrian gate and has been designed with ease of maintenance in mind, having been laid to patio and gravel, enjoying a Westlerly aspect.



- Three bedroom family home
- Family bathroom, master en-suite and downstairs cloakroom
- Off road parking for two vehicles
- Low maintenance rear garden
- Walking distance to amenities and a bus route
- NO ONWARD CHAIN

