



LOCATION:

Victoria Street is a popular residential road on the north side of Wellington, ideally situated within a short stroll of Wellington Sport Centre with its swimming pool, gym and various other facilities along with Beech Grove Primary School a short walk. The town centre is within easy walking distance and has a range of both independently run shops and larger national stores such as the well-renowned Waitrose.

DIRECTIONS:

From our Wellington town centre office proceed in the Exeter direction turning right at the town centre traffic lights into North Street passing the Fire station on your left take the next right into Victoria Street where the property can be found on the left-hand side as indicated by our for sale board.

AGENTS NOTE:

As with many properties of this era there is a shared 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//gossiping.else.partied

Council Tax Band: B

Construction: Brick under a slate roof

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

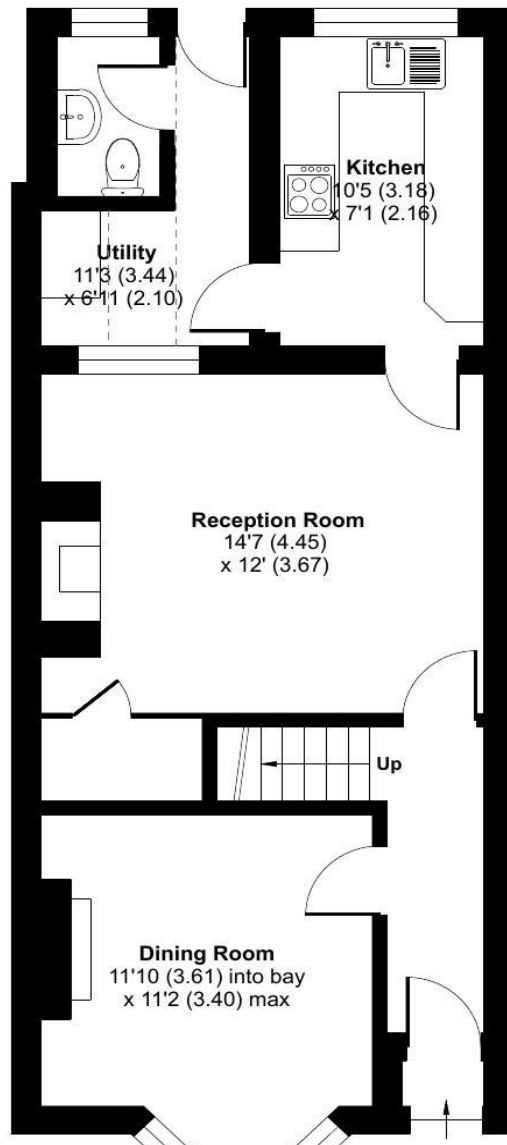
Victoria Street, Wellington, TA21

Approximate Area = 1102 sq ft / 102.3 sq m

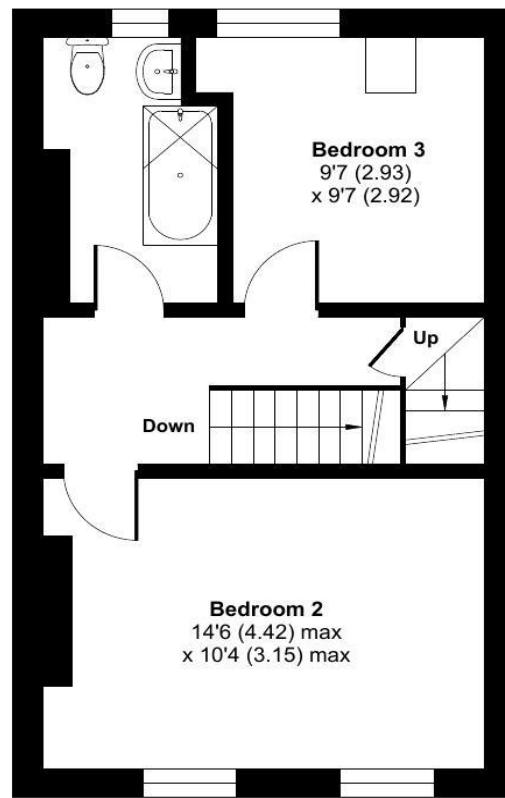
Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1165 sq ft / 108.1 sq m

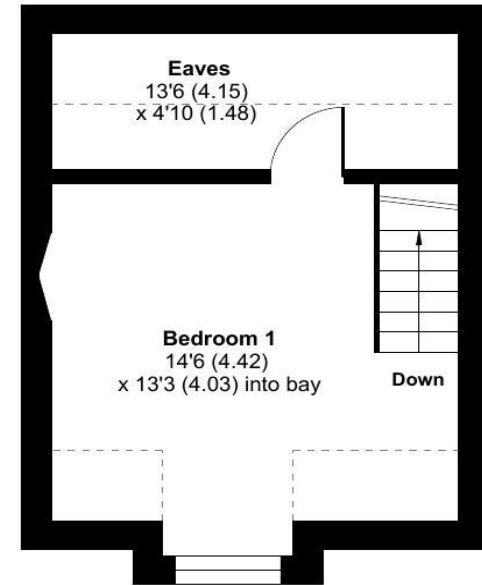
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1459990

This attractive red brick three-bedroom mid terraced Victorian family home has been carefully maintained and updated by the current homeowner and offers three bedrooms, two reception rooms along with a generous and level cottage style garden.

The accommodation, which is arranged over three floors briefly comprises an entrance porch with uPVC door leading into the hallway which gives access to the principal rooms along with stairs rising to the first floor. There is a reception room situated to the front of the property and features a large walk-in bay window and a lovely feature fireplace along with plenty of room for everyday furnishings; the current homeowner currently uses this room as her formal dining room. The second reception room is currently set up as a sitting room and enjoys a central exposed brick fireplace with standalone log burner creating a real focal point to the room and offers plenty of space for entertaining. There is a useful understairs cupboard which is perfect for storing everyday essentials. A step leads down into the kitchen which has a matching range of wall and base units with contrasting worktops and tiled splashbacks. The kitchen benefits from an inset single oven with four ring gas hob and extractor above, there is space for a fridge and washing machine or tumble dryer. The adjoining utility room is accessed via a further step and provides additional space for appliances. Completing the ground floor is a useful cloakroom.

To the first floor there is a spacious double bedroom which enjoys a feature fireplace along with a good sized single; both are serviced by the contemporary fully tiled family bathroom offering a white three-piece suite along with a heated towel rail. On the second floor there is a generous master complete with dormer window and a dressing room/storage area.

Externally, the front garden is enclosed by the original brick wall along with a cast iron gate and railings and is mainly laid to gravel with low maintenance in mind whilst the rear garden is level and fully enclosed by part walled/wooden fencing. The garden enjoys a sunny aspect and is laid to lawn and includes an apple and pear tree, several mature plants and vegetable plots, perfect for any keen gardener. There are numerous seating areas to take full advantage of the pretty garden. Benefiting from being warmed by gas central heating along with uPVC double glazing, this home is neutrally decorated and ready to move into.



- Period Victorian style property
- Three bedrooms, two receptions
- Walking distance to town centre
- Attractive cottage style rear garden
- Character features
- Close to schools, and Wellington Park
- Gas central heating and uPVC double glazing

