



LOCATION: Kitts is one of the most popular roads on the South side of Wellington, surrounded by a similar mix of residential properties within 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 our Wellington town centre office proceed in the Exeter direction turning left at the traffic lights into South Street passing Wellington School. Continue straight over the first mini roundabout and at the second mini roundabout, bear right into Wellesley Park. Turn second right into a continuation of Wellesley Park until you reach a small roundabout bearing left into Swains Lane and then first left into Elworthy Drive. Take the first right into Kitts where the property will be seen on the right 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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///ladders.nesting.chaos

Council Tax Band: E

Construction: Traditional cavity construction with a brick and tiled 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.

Kitts, Wellington, TA21

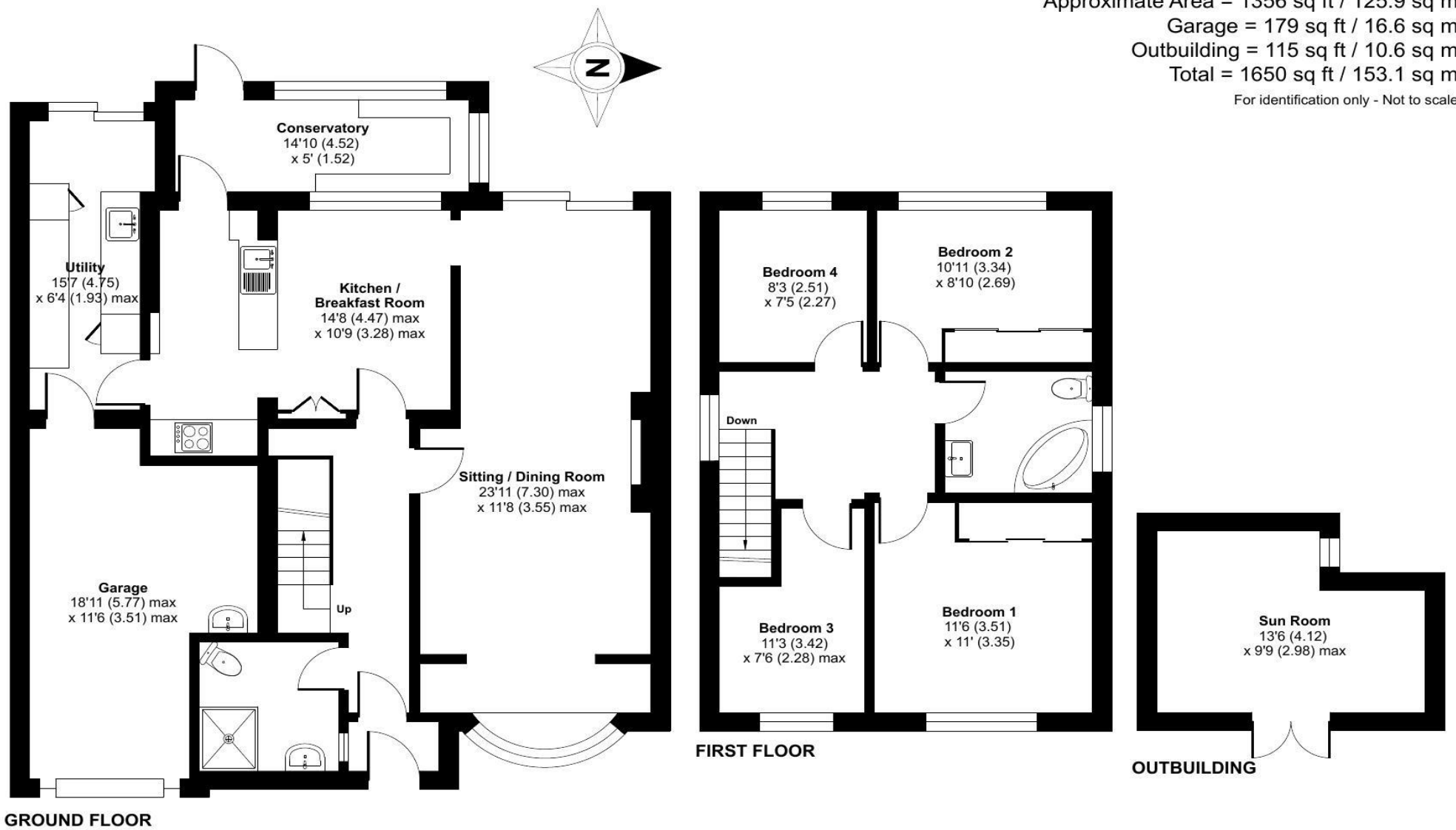
Approximate Area = 1356 sq ft / 125.9 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 1650 sq ft / 153.1 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). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1436126

1 Kitts is a spacious 4 bedroom detached family home situated on a large corner plot in this sought after cul de sac on the south side of Wellington within walking distance of the town centre. Offered to the market with vacant possession and NO ONWARD CHAIN, there is opportunity to extend the property subject to all necessary consents.

The accommodation comprises in brief; front door opens into the entrance porch which in turn opens into the hallway where stairs lead to the first floor and there are doors to the principal rooms alongside a ground floor shower room. The sitting room lies to the front of the property with a feature fireplace and is open plan through to the dining room which in turn opens into the kitchen/breakfast room.

The kitchen is fitted with a range of wall and base units with an integrated double oven and hob and space for an undercounter fridge. Adjoining the kitchen is the utility room which has space for additional appliances and leads into the garage and also to a small conservatory on the rear.

To the first floor there is a large landing with loft access, four bedrooms and a family bathroom fitted with a white suite.

Externally, the property occupies a generous corner plot with various areas of interest. There is a detached garden room which would make a useful office space alongside a number of timber sheds. To the rear of the garden is an area with raised beds and a greenhouse. The garden wraps around the house with lawned spaces and areas to sit out and relax.



- Large corner plot
- 4 bedroom detached house
- Potential to improve and extend subject to necessary consents
- Detached garden room, sheds and a green house
- Garage and driveway
- NO ONWARD CHAIN

