



LOCATION: The property is located on the outskirts of Wellington within close distance to a range of local amenities to include a convenience store. The property is approximately 1 mile from the town centre which provides a wider range of independently run shops and larger national stores, such as the well renowned Waitrose. Given its position adjoining the countryside there are numerous walks only a short stroll away from the property including the Wellington Basins, along with the local swimming pool and Sports Centre, various other outdoor facilities can also be found close by.

DIRECTIONS: From our Wellington office proceed to the town centre traffic lights turning right into North Street and continue along this road for approximately a mile passing over the railway bridge and taking the first turning on the left after the convenience store. Turn immediately right into Millstream Gardens and follow the road right around to the right hand side where the property will be seen as indicated by our For Sale board.

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///cabbages.rhino.aura

Council Tax Band: C

Construction: Traditional cavity construction with a stone and rendered 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

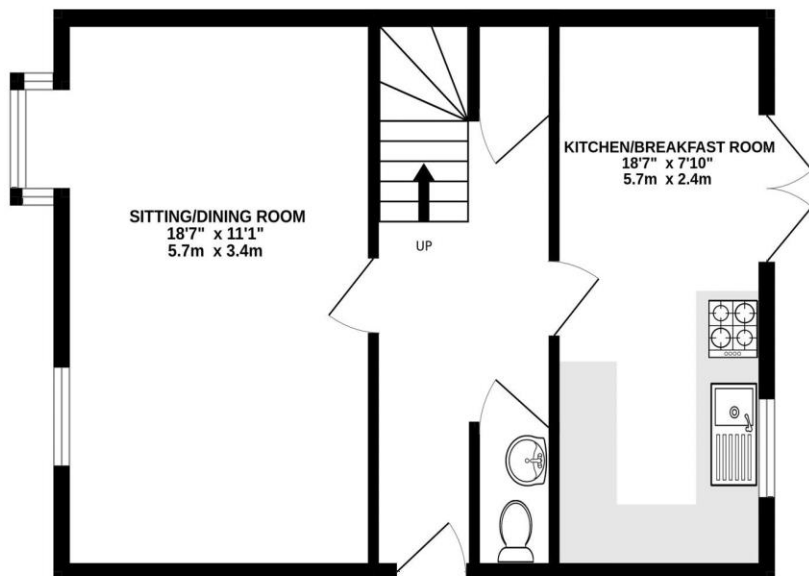
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

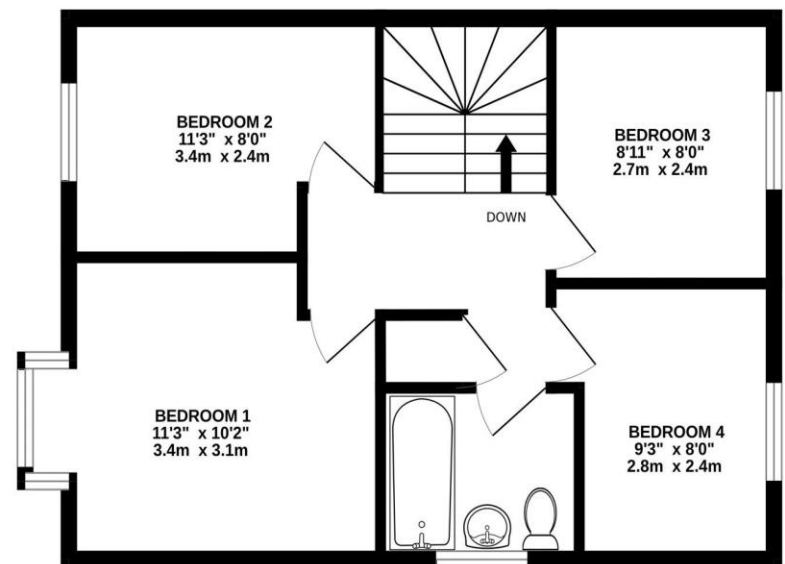
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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 well presented 4 bedroom detached family home situated within close walking distance of local shops and a bus route. The property further benefits from a garage and driveway parking. A viewing comes highly recommended.

The accommodation on offer briefly comprises; front door opens into the entrance hall with a downstairs cloakroom, stairs to the first floor and doors to the principal rooms. The sitting/dining room is located to the front of the property with a bay window, feature fireplace and ample space for all everyday furnishings.

To the other side of the property, the kitchen is fitted with a comprehensive range of wall and base units with an integrated oven, hob and extractor whilst there is space for a breakfast table and chairs and French doors leading directly to the garden.

To the first floor there are four bedrooms serviced by the family bathroom which is fitted with a three piece suite with a shower over the bath.

Externally, the property is set back from the road with driveway parking in turn leading to the garage. The rear garden is predominantly laid to lawn with mature borders and a patio adjacent to the house. The garden can be accessed via a pedestrian gate and enjoys a good degree of privacy.



- 4 bedroom detached family home
- Delightful rear garden
- Garage and driveway parking
- Close to local amenities and a bus route
- Gas fired central heating

