



Location: Chestnut Close is a popular residential area comprising of a pleasant mix of houses and bungalows with the local Beech Hill Store and hairdressers literally just around the corner. 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 passing Wellington School, bearing left at the second mini roundabout into Pyles Thorne Road. Turn second left into Pyles Thorne Close and as the road starts to bear around to the left, turn immediately right into Chestnut Close where No.20 will be found 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//louder.sketches.famous

Council Tax Band: D

Construction: Brick & Block

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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.

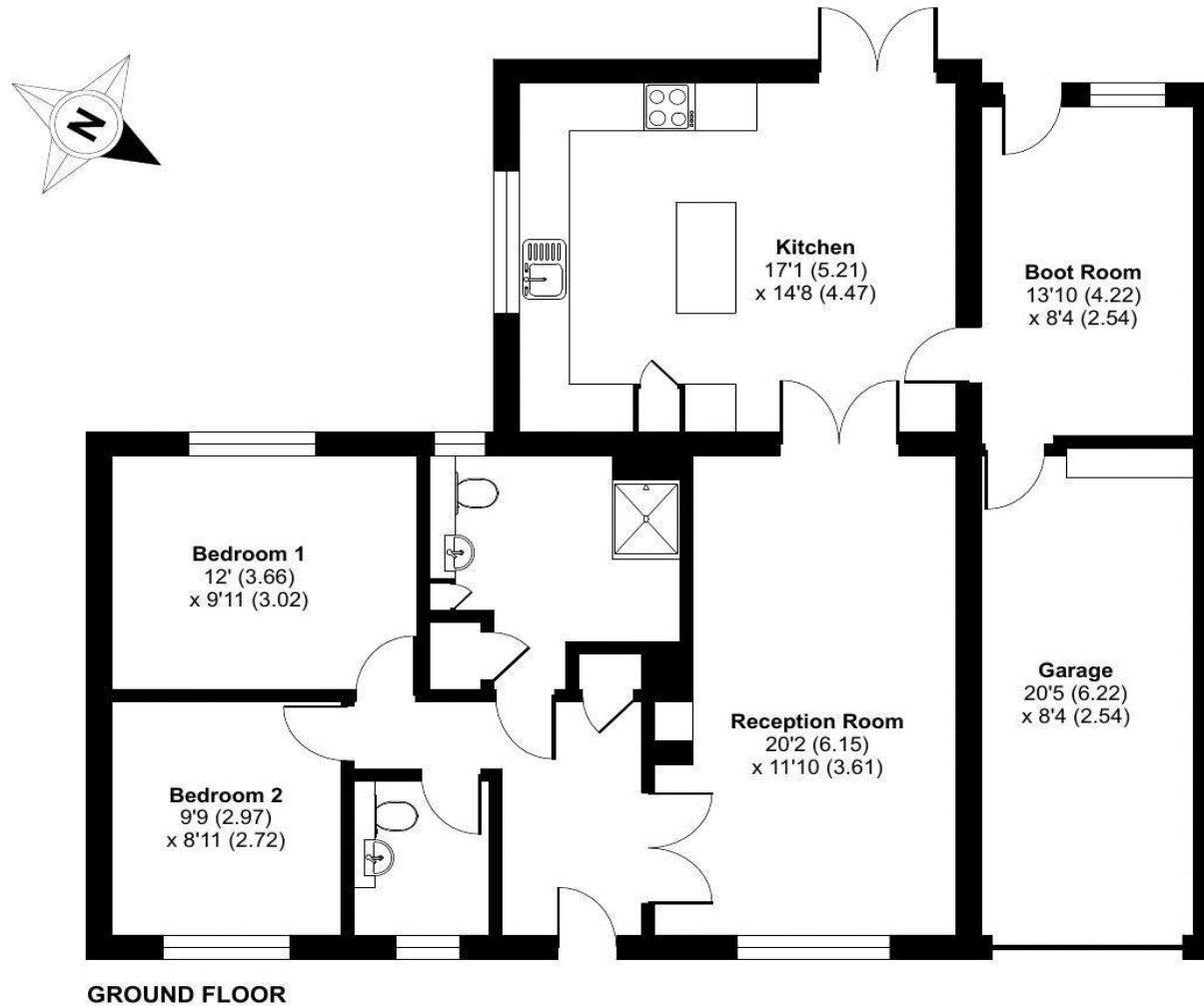
Chestnut Close, Wellington, TA21

Approximate Area = 1068 sq ft / 99.2 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1238 sq ft / 115 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). © nitchcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1528068

20 Chestnut Close is a beautifully presented, two bedroom detached bungalow on the popular South side of Wellington, close to local amenities and the town centre whilst also benefiting from driveway parking, a single garage and generous garden.

Considerably remodelled, extended and refurbished in a contemporary style by the current owner with great attention to detail and high quality fittings throughout including high quality wood flooring through the hall, sitting room and kitchen.

The property comprises in brief, a spacious hallway with access to all the principle rooms, a smart modern kitchen/dining room with full range of integrated appliances and under floor heating, the dining furniture is positioned to look out over the garden through the patio doors, the vaulted ceiling and large windows allow light to flood into this space. Off the dining room is a separate utility space and integral garage. The sitting room has a vaulted ceiling which overlooks the front elevation and features a gas fireplace. Bedroom one and two are both doubles one at the front of the property and the other at the rear overlooking the garden and completing the internal accommodation is a generous WC / cloakroom and the family bathroom which hosts a large walk in shower with nonslip tray.

Externally, to the front a resin level pathway was added in 2024 leading to the front door, the garage and to the side entrance. The rear garden was landscaped in 2019 it is predominantly laid to lawn along with mature shrubs and a large patio area.



- Detached bungalow
- South side of Wellington
- Comprehensively improved to excellent standard
- Under floor heating in the kitchen / dining room
- Two bedrooms
- Generous rear garden
- Garage and driveway parking
- Walking distance to shop

