

LOCATION: Cedar Court is a short stroll from Wellington town centre and its amenities which include a good range of both independently run shops and larger national stores such as the well renowned Waitrose. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant with an excellent main line railway station. Junction 26 of the M5 is within 2 miles of Cedar Court, providing swift access to Exeter, Taunton and Bristol.

DIRECTIONS: From our town centre office proceed in the Exeter direction turning left at the traffic lights into South Street. Go straight at the first mini roundabout and then take the first exit on the second mini roundabout taking you into Pyles Thorne Road where Cedar Court will be found immediately on your left hand side.

LEASEHOLD INFORMATION: The property is Leasehold with an assignable lease of 999 years from 31st March 1984. The Service Charge is £1800 per year to include the maintenance of shared areas, building insurance, window cleaning and administration fees with a ground rent of £25 per year. This information is correct as of the 9th February 2026.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating,

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//sheepish.fractions.sagging

Council Tax Band: C

Construction: Traditional cavity construction, brick outer, under tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 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

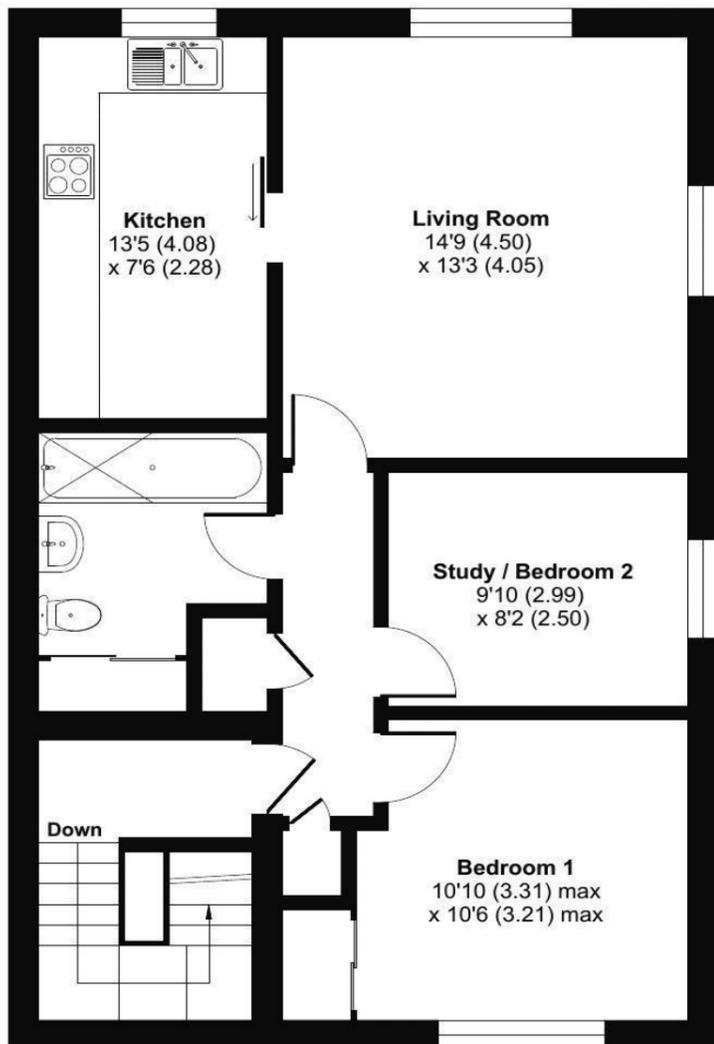
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

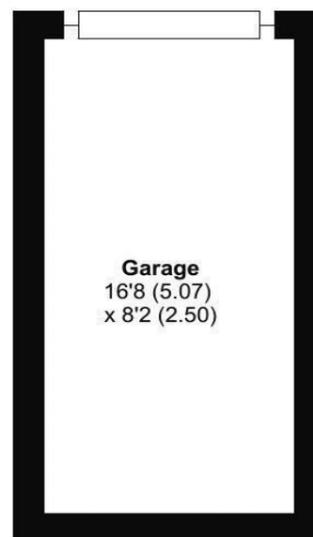
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Cedar Court, South Street, Wellington, TA21



Approximate Area = 647 sq ft / 60.1 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 783 sq ft / 72.7 sq m
For identification only - Not to scale



GARAGE

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: 1411184

Perfect for first time buyers, investors and those looking to downsize, this spacious two-bedroom top floor apartment is perfectly located within a short stroll of Wellington town centre and benefits from a garage and parking space, communal garden and is offered to the market with **NO ONWARD CHAIN**.

The accommodation comprises in brief; the front door to the apartment opens into the entrance hallway with doors to the principal rooms and two useful built in cupboards; one housing the hot water cylinder. The sitting room is a generous size with ample space for all everyday furnishings and is flooded with natural light given the dual aspect windows and the sunny corner position and benefits from some lovely far reaching views. The kitchen is fitted with a comprehensive range of matching wall and base units with space for a fridge and freezer, washing machine and cooker along with space for a breakfast table and chairs. There are two well-proportioned bedrooms with the master having the added benefit of built in wardrobes and some lovely views towards the hills. Both bedrooms are 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 a communal garden, bin store and protected area for drying clothes. There is a garage in a block with power connected, communal external water supply, allocated parking space and two visitors spaces.



- **NO ONWARD CHAIN**
- **Top floor apartment**
- **Two double bedrooms**
- **Lovely views to the hills**
- **Communal garden**
- **Gentle stroll to town centre**
- **Garage and allocated parking space**