



LOCATION:

Bluett Road 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. The prestigious Wellington School is within short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose.

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 and second right into Bluett Road where the property will be seen on the left-hand side towards the end of the cul de sac 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.

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

Property Location: w3w.co//physics.renewals.visual

Council Tax Band: E

Construction: Traditional cavity with 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 1000 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.

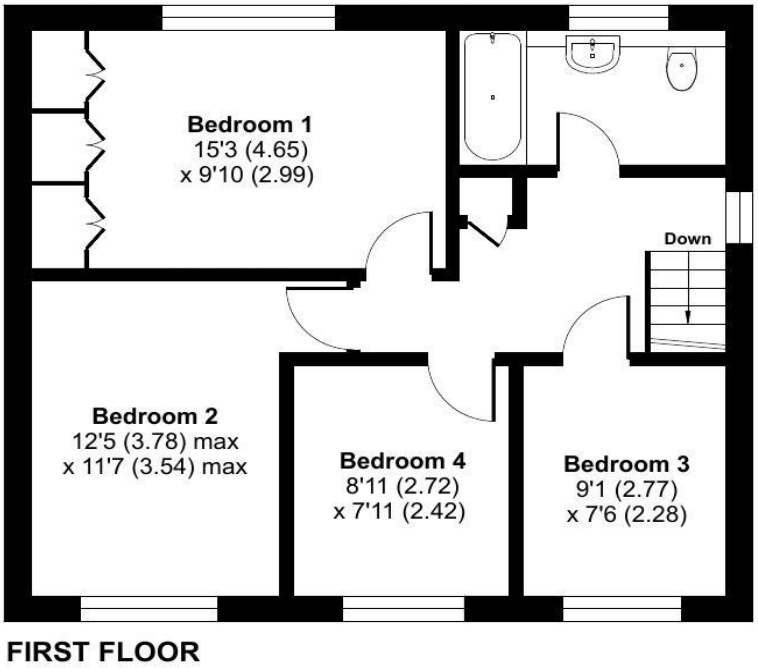
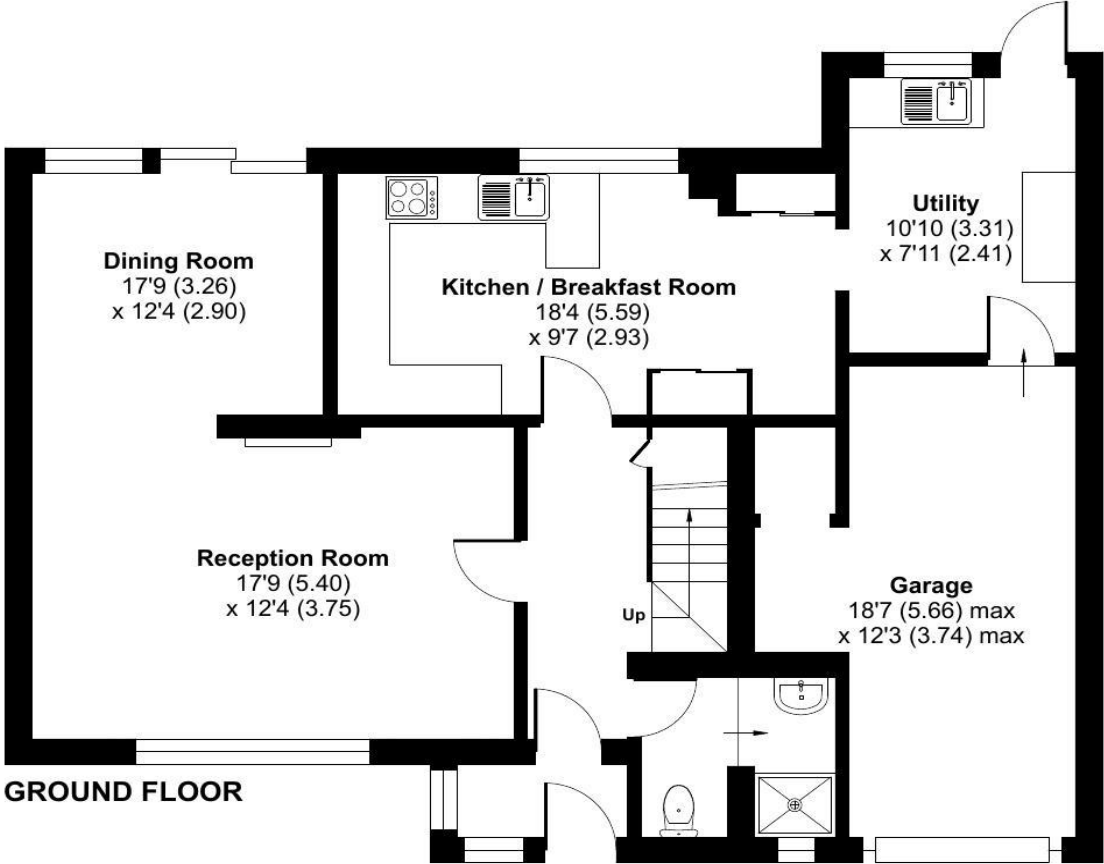
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Bluett Road, Wellington, TA21 9AU

Approximate Area = 1334 sq ft / 123.9 sq m
Garage = 186 sq ft / 17.2 sq m
Total = 1520 sq ft / 141.2 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 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1471889

Now in need of general updating 12 Bluett Road is a generously sized four-bedroom detached family home situated in a sought-after location on the south side of Wellington within walking distance of the town centre. The property enjoys a particularly generous and private rear garden; garage with driveway parking; uPVC double glazing and gas fired central heating and is offered to the market with **NO ONWARD CHAIN**.

The accommodation is arranged over two floors and briefly comprises: uPVC entrance porch opening into the hallway with stairs rising to the first floor and access to all main principal rooms. The sitting room overlooks the front aspect and is enhanced by a large picture window allowing plenty of natural light to enter the room. There is ample space for everyday soft furnishings along with a gas fire and surround, creating a real focal point to the room. An archway cleverly blends into the adjoining dining room which has additional space for entertaining and enjoys patio doors leading directly out into the garden. The kitchen/diner has a matching range of wall and base units with contrasting worktops and tiled splashbacks with plenty of space for kitchen appliances whilst the dining area offers an area for a dining table and chair. Furthermore there are two useful floor to ceiling storage cupboards. The adjoining utility room provides additional space for kitchen appliances with a door into the garage and a further door to the garden. Completing the ground floor is a part-tiled shower room/cloakroom.

To the first floor, the spacious landing gives access to the four bedrooms with the master benefiting from large built-in wardrobes. All bedrooms are serviced by the family bathroom offering a three-piece suite. The property is set back from the road with driveway parking in turn leading to the garage which can also be accessed via the utility room. Gardens lie to the front, side and rear and have been looked after over the years and predominately laid to lawns.

The rear garden is particularly generous and enjoys a high degree of privacy and benefits from being fully enclosed along with side gated access, an extended area of patio with steps leading to the lawns along with an established pond. Given the overall plot size there is the potential to further extend the accommodation subject to the necessary planning consents. The property is situated on an elevated corner plot towards the end of a cul de sac within an established residential area benefitting from being close to all town amenities.

- **NO ONWARD CHAIN**
- **Spacious four bedroom detached house**
- **South side of Wellington**
- **Large rear garden**
- **Corner plot**
- **Walking distance to town centre**
- **Potential to extend, subject to the necessary planning consents**

