



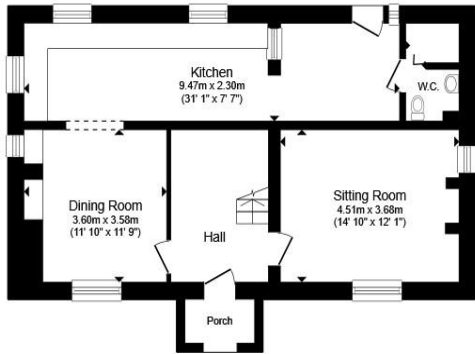
Woodlands Cottage Ford Street, WELLINGTON TA21 9PG

welcome to

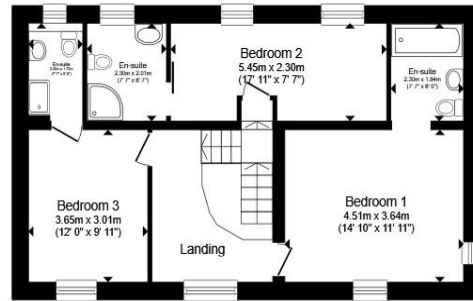
Woodlands Cottage Ford Street, WELLINGTON

A charming cottage situated on Ford Road in Wellington, offering character and potential in a popular semi-rural location. Woodlands Cottage presents an appealing opportunity for buyers seeking a home with individuality, set within easy reach of Wellington's amenities and transport links.

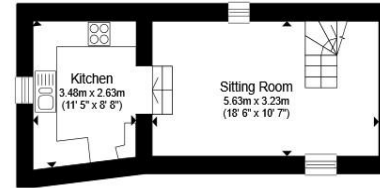




Ground Floor



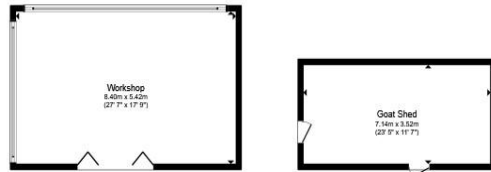
First Floor



Annex Ground Floor



Annex First Floor



Outbuilding

Total floor area 252.8 m² (2,721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Entrance Hall

Sitting Room

14' 10" Max x 12' 1" Max (4.52m Max x 3.68m Max)

Dining Room

11' 10" x 11' 9" (3.61m x 3.58m)

Kitchen

31' 1" Max x 7' 7" Max (9.47m Max x 2.31m Max)

Utility Room

Cloakroom

First Floor Landing

Bedroom One

14' 10" Max x 11' 11" Max (4.52m Max x 3.63m Max)

En-Suite

Bedroom Two

17' 11" Max x 7' 7" Max (5.46m Max x 2.31m Max)

En-Suite

Bedroom Three

12' Max x 9' 11" Max (3.66m Max x 3.02m Max)

En-Suite

Annex

Kitchen

11' 5" Max x 8' 8" Max (3.48m Max x 2.64m Max)

Lounge

18' 6" Max x 10' 7" Max (5.64m Max x 3.23m Max)

Bedroom

15' 8" x 10' 7" (4.78m x 3.23m)

En-Suite

Double Garage/Workshop

27' 7" x 17' 9" (8.41m x 5.41m)

Shed

23' 5" x 11' 7" (7.14m x 3.53m)

Rear Garden

Parking

Agents Note

The property benefits from Solar panels
Sewerage is serviced by means of a septic tank
Please note the property is Non-Standard
Construction - Stone flint and thatched

welcome to

Woodlands Cottage Ford Street, WELLINGTON

- Three-Bedroom Detached Character Property
- 15th Century
- Planning Permission for Single Store Extension
- Three Large Double Bedrooms
- Separate One-Bedroom Annex

Tenure: Freehold EPC Rating: D
Council Tax Band: F

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU109324



Property Ref:
TAU109324 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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