



LOCATION: 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 Wellington centre traffic lights proceed along South Street passing Wellington School, at the second mini-roundabout bear right into Wellesley Park turning second right into a continuation of Wellesley Park, continue along this road for some distance taking a right turning into Ashford Road where the property can be found 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.uk/flattery.stumpy.workers

Council Tax Band: D

Construction: Traditional cavity construction under a tiled roof

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

Ashford Road, Wellington, TA21

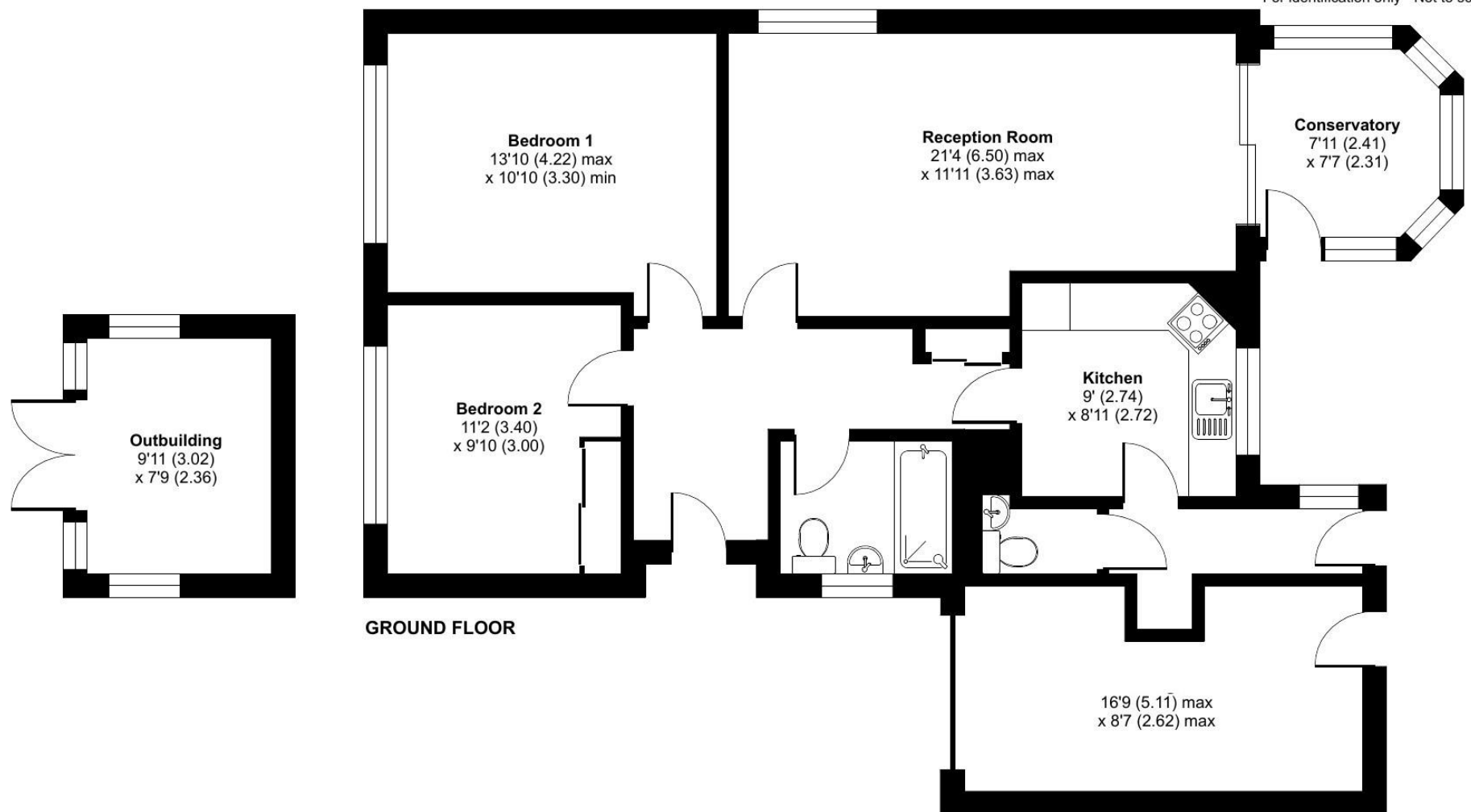
Approximate Area = 887 sq ft / 82.4 sq m

Garage = 137 sq ft / 7.1 sq m

Outbuilding = 76 sq ft / 7.1 sq m

Total = 1100 sq ft / 102.2 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). © n3chem 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1315764

25 Ashford Road is a two bedroom detached bungalow situated on the South side of Wellington on a quiet cul de sac within easy walking distance to the town centre.

The property comprises in brief; a uPVC door into the hallway with access to the principal rooms and a useful storage cupboard. The sitting/dining room is generous in size and leads to the conservatory which in turn provides access to the garden. The kitchen overlooks the rear garden and benefits from plenty of wall and base units for storage with an eye level double oven, ceramic hob with extractor above and a stainless steel sink. There is a space for a fridge/freezer and dishwasher. A door leads to a corridor and this space houses the washing machine, cloakroom and leads to the garden.

The sleeping accommodation sits at the front of the property with both bedrooms one and two being generous double room and bedroom two offering a double wardrobe with mirrored sliding doors. These rooms are served by the family bathroom with a shower over the bath.

Externally, the front of the property features an area of lawn and patio along with a long driveway and single garage with double doors. The rear garden is beautifully landscaped and been well tended over the years with patio, lawn and an abundance of flower beds and mature shrubs. There is a summer house, greenhouse and the garden backs onto Wellington School playing fields.



- NO ONWARD CHAIN
- Two bedroom detached bungalow
- Front and rear gardens
- Garage and driveway parking
- South side of Wellington
- Cul de sac location
- Walking distance to town centre

