



LOCATION: Ashbrittle is a small and idyllic village set within the parish of Wellington, about 7 miles from the town centre. 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 including a Sports 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 Wellington head in a westerly direction along the A38 passing The Beambridge Inn on your left hand side and at the top of Whiteball Hill cross the dual carriageway signposted Greenham, Appley and Ashbrittle. Continue on this road for approximately 3.5 miles driving through the village of Ashbrittle where there will be a turning into Rectory Road on the left hand side. The property will be seen further along on the right hand side 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, foul drainage to a public sewer, air source heat pump, telephone

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

Property Location: w3w.co/cleanser.flamingo.constrain

Council Tax Band: B

Construction: Traditional cavity construction with a rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage. The maximum available broadband speeds are 3 Mbps download and 0.5 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>

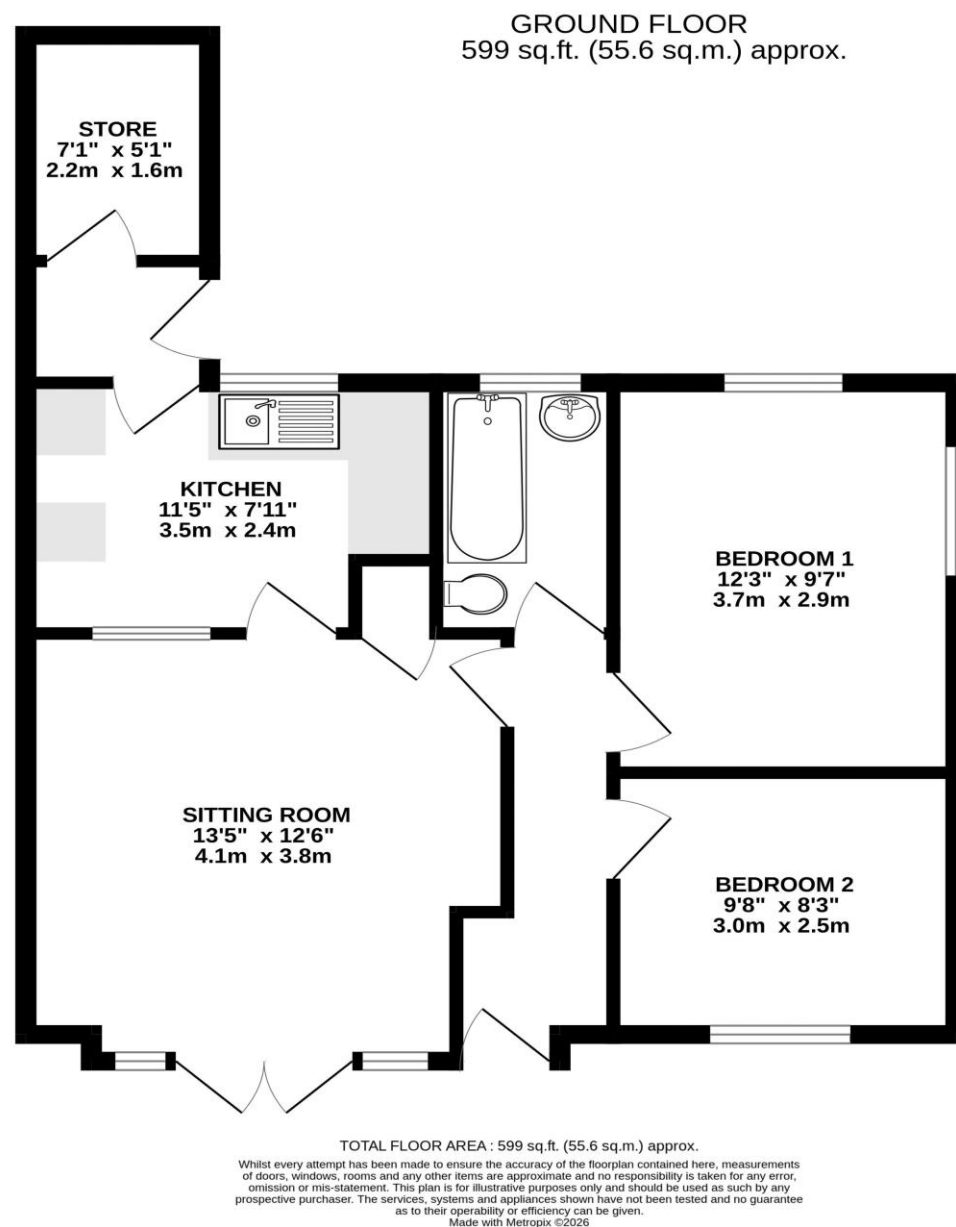
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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.



A two double bedroom end of terrace bungalow situated in a quiet located in the village of Ashbrittle. The property benefits from stunning far reaching views towards the Wellington Monument on the Blackdown Hills and is offered to the market with **NO ONWARD CHAIN**.

The bungalow is fitted with an air source heat pump and is now in need of some updating, benefiting from gardens to the front and rear plus a separate detached area of garden behind.

The accommodation itself comprises; front door opens into the entrance hallway with doors to both bedrooms, the family bathroom and the sitting room.

The sitting room is a generous size with ample space for furnishings and has French doors opening out to an area of decking within the front garden, creating a fabulous space to sit out and relax and take in the view.

The kitchen is fitted with a range of wall and base units with space for appliances and leads via a rear lobby to an outbuilding which is connected to power.

Externally, the property is set back from the road with steps leading through the front garden to the bungalow. The rear garden is separated into two levels offering different options for use. A rear pedestrian gate leads to the communal car park at the rear. Behind the car park is an additional area of garden which forms part of the plot.



- Two double bedroom end of terrace bungalow
- Quiet location with far reaching views towards the Blackdown Hills
- Gardens to the front and rear with an additional detached garden
- Residents' car park to the rear
- Now in need of improvements
- **NO ONWARD CHAIN**

