



**AGENTS NOTE:** A national home builder has identified the land behind the garden as a potential development site. Further information is available at <https://persimmon-popes-lane.co.uk/>.

**LOCATION:** Blackdown Road sits on the outskirts of Wellington on the edge of Rockwell Green, with a good range of amenities to include convenience store, Italian restaurant, post office, Church, primary school and a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities to include a Sports Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 8 miles distant and the M5 can be accessed just outside the town at Junction 26.

**DIRECTIONS:** From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green turn left into Popes Lane and then right into Blackdown Road where the property will be found further down on the left hand side.

**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, telephone

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

**Property Location:** [w3w.co/////rumbles.reserved.districts](http://w3w.co/////rumbles.reserved.districts)

**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 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>

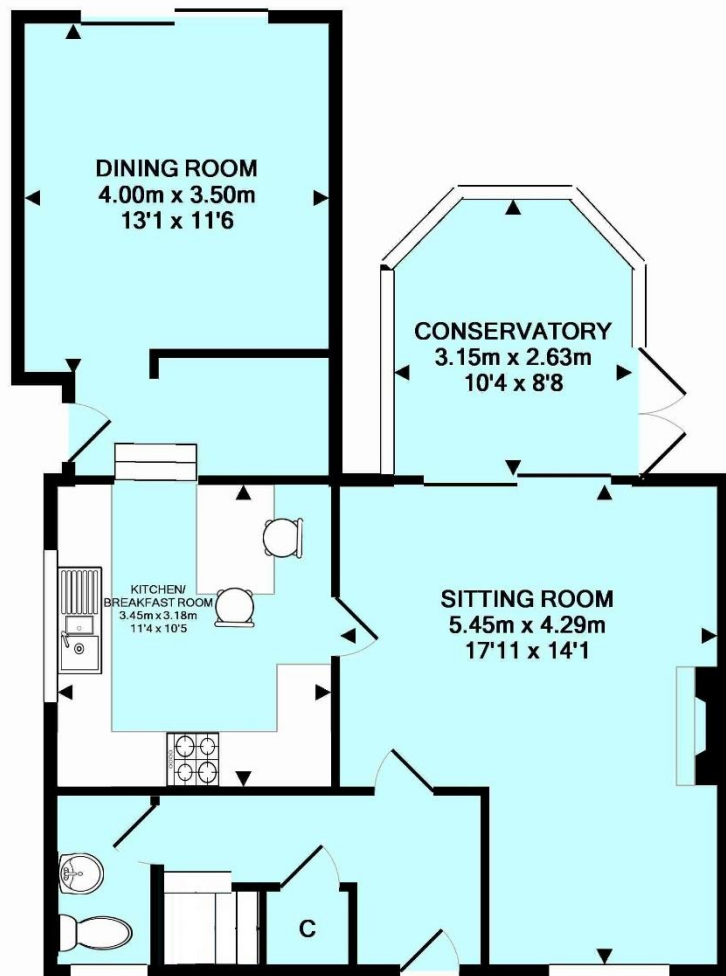
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

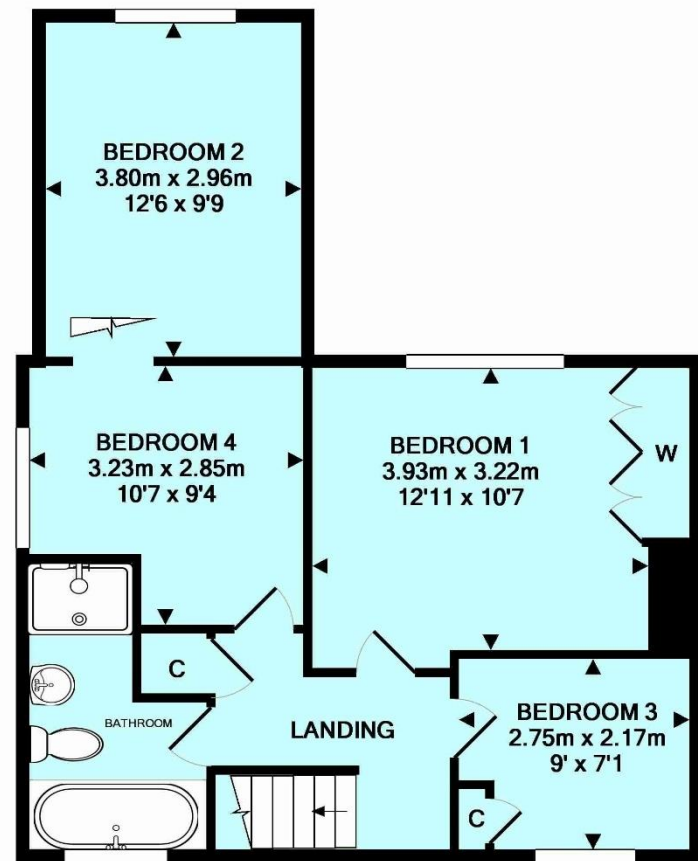
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 66.0 SQ.M.  
(710 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 51.5 SQ.M.  
(554 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.5 SQ.M. (1264 SQ.FT.)

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A spacious 3/4 bedroom semi detached family home which has been extended and now offers a good deal of flexible living and sleeping accommodation with ample off road parking and a large rear garden. The property is offered to the market with NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hall with stairs rising to the first floor, a downstairs cloakroom and door to the sitting room. The sitting room itself is a generous size with ample space for furnishings, a wood burning stove and door to the conservatory which in turn opens to the garden.

The kitchen is fitted with a comprehensive range of modern wall and base units with an integrated double oven and hob and space for a washing machine and dishwasher. There is a breakfast bar return which provides both seating and additional worktop space. Steps lead down to an inner hall which has additional storage, space for a fridge/freezer, an external side door and leads through to the second reception at the rear which is ideal to be used as a formal dining room, home office or snug. Patio doors lead directly out to the garden, making this the perfect space to sit and relax or entertain guests - particularly in the Summer months.

To the first floor, the master bedroom is accessed via bedroom four which allows for a dressing room, nursery or office space. There is an additional double bedroom and a single, both with built in storage. The family bathroom is fitted with a four piece suite with a walk in shower.

Externally, the property is set back from the road with ample off road parking. The main garden lies to the rear and is predominantly laid to lawn with a patio adjacent to the house and raised beds.



- 3/4 bedroom extended family home
- Flexible living and sleeping accommodation
- Spacious rear garden
- Ample off road parking
- NO ONWARD CHAIN

