3 Pyles Thorne
Wellington
TA21 8DY
£289,950 Freehold

3 | 1 | 1 | D EPC

Wilkie May & Tuckwood







LOCATION: The property is set just off Pyles Thorne Road, an area regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within a short walking distance, and in particular there is ease of access to the Wellington relief road, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles away. Wellington itself boasts an assortment of both independently run shops and larger national stores including the well renowned Waitrose.

DIRECTIONS: From Wellington town centre proceed along South Street passing Wellington School and at the next mini roundabout bear left into Pyles Thorne Road. Follow this road taking a right into Pyles Thorne, just before the junction with the A38, where the property can be found on the right 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//screen.processor.remedy
Council Tax Band: C
Construction: Red brick under a slate 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.

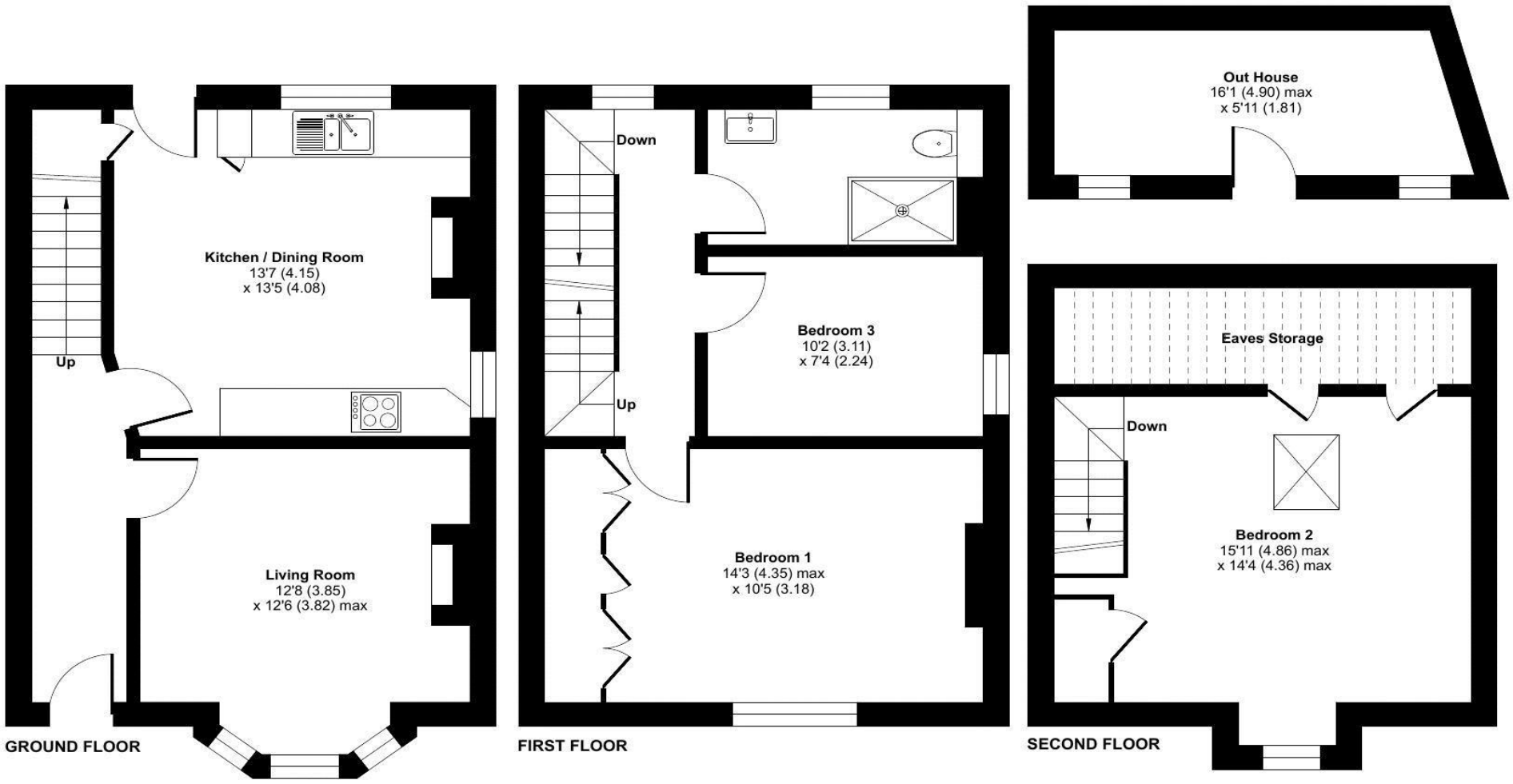
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Pyles Thorne, Wellington, TA21

Approximate Area = 1032 sq ft / 95.8 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Outbuilding = 90 sq ft / 8.3 sq m
Total = 1193 sq ft / 110.6 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). © nichecom 2026.
Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1542183

An attractive three-bedroom end-terrace character house, ideally positioned on the southern edge of Wellington with excellent connection links via the A38, yet within walking distance of the town centre and local amenities. Built by the Fox Family in the late 1800's the house has been beautifully and sympathetically renovated over recent years so as to offer modern comfort but with the integrity and character of the house retained.

The property offers well-proportioned accommodation arranged over three floors, entered via an entrance hallway, with stairs rising to the first and second floors. The sitting room is flooded with natural light from the bay window with ample room for comfortable seating. The kitchen / dining room features a range of attractive wall and base units, a 6 ring range cooker with additional space provided for a fridge/freezer and washing machine.

The first floor provides two bedrooms, together with the family bathroom with a generous bedroom occupying the top floor, all front upper rooms enjoy fantastic views over the Blackdown Hills.

To the rear, the property enjoys an enclosed courtyard garden, providing a manageable outdoor space with a useful utility shed with power and water, to the front of the property is a gravelled area with mature shrubs.

The property is warmed by gas central heating and two dual fuel stoves





- **South side of Wellington**
- **Courtyard garden**
- **Dual fuel stoves**
- **Three bedrooms**
- **End Terrace**
- **Three storey**



