

LOCATION:

The property is located in the heart of Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores such as the well renowned Waitrose within 50 yards of the apartment. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant where there is a mainline railway station. There is also ease of access to the M5 at Junction 26 which lies just outside Wellington.

DIRECTIONS:

From our Wellington office proceed in the Taunton direction passing through the traffic lights where the property will be seen on the right-hand side.

AGENTS NOTE:

The property owns a share of the Freehold jointly with six other properties in the complex so there is no ground rent payable. Service charge is at £95.00 per month this includes, building insurance, cleaning of communal areas, fire regulations (alarms testing/Fire risk assessment) external maintenance, communal electric, managing agent fee, companies house, annual door inspection and garden maintenance.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Share of Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating.

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

Property Location: w3w.co//wept.putts.downhill

Council Tax Band: A

Construction: Brick under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 180 Mbps download and 220 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>

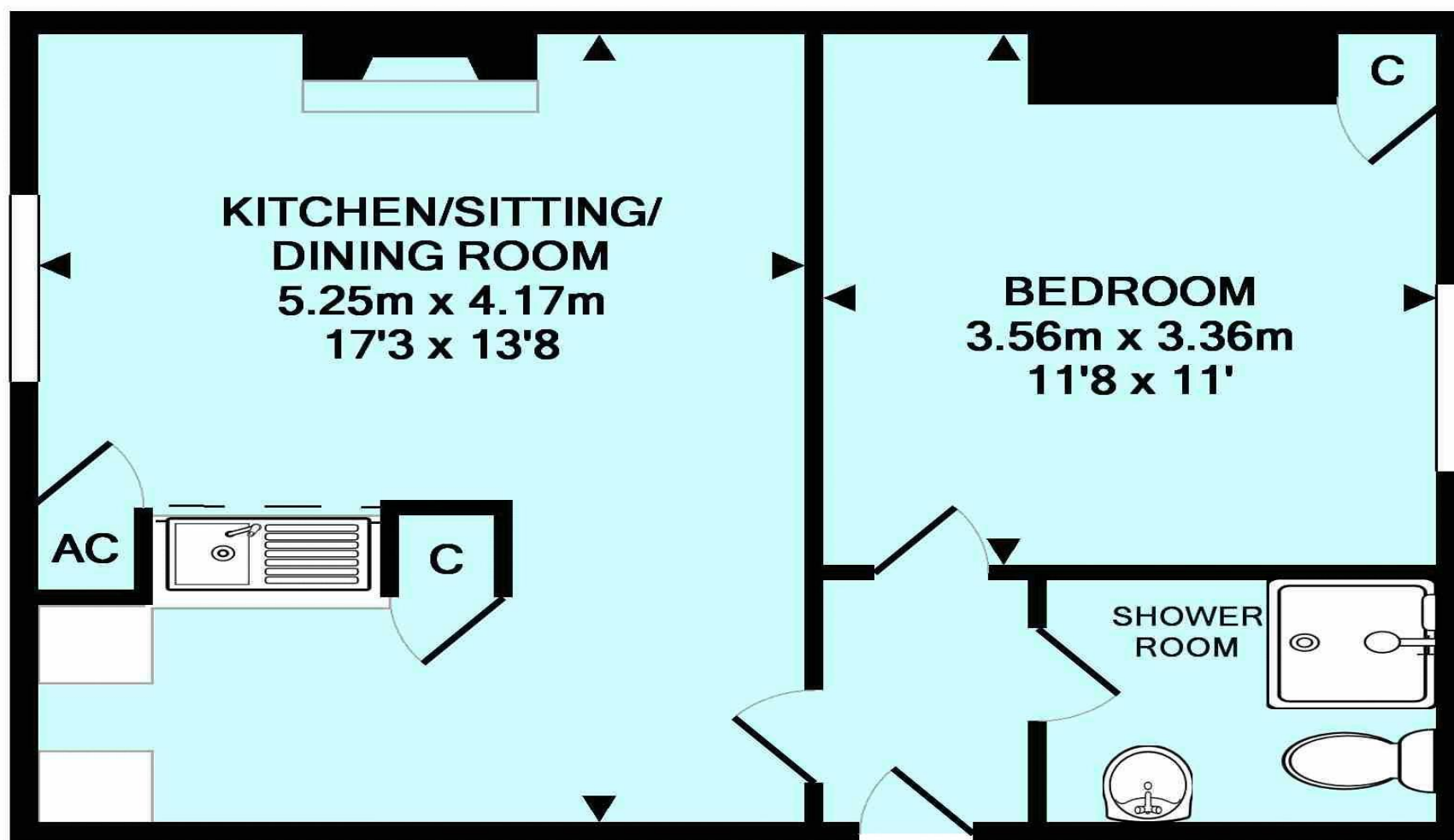
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



TOTAL APPROX. FLOOR AREA 38.8 SQ.M. (418 SQ.FT.)
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Ideally placed close to a range of amenities within the town centre, this one bedroom first floor apartment is contained within an attractive Grade II listed building with communal garden to the rear.

The accommodation on offer briefly comprises, a security intercom entry system leading into a spacious communal hallway with stairs rising and turning to the first floor where apartment 5 can be located.

The entrance door to the apartment leads into a hallway with access to all rooms. The open plan kitchen, sitting and dining room is positioned to the front aspect and has been divided into two distinct areas with the kitchen offering a range of wall and base units with tiled splashbacks and contrasting worktops with space for an oven, slim line dishwasher, fridge and washing machine. The sitting/dining area offers plenty of space for everyday furnishings and enjoys an ornate fireplace creating a real focal point to the room, alongside a large sash window with secondary glazing. The double bedroom is tucked away at the rear of the apartment and offers a useful storage cupboard along with some attractive views of the adjoining gardens and views to the Blackdown Hills beyond. Completing the internal accommodation is the fully tiled shower room providing a walk-in shower cubicle, low level WC and hand wash basin.

Externally, the communal walled garden is located to the rear and is accessed via a service path. It is predominately laid to lawn with a useful storage shed along with an array of carefully chosen mature planting, furthermore there is an area set aside for a bin store.



- First floor apartment
- Town centre location
- Intercom entry system
- Attractive communal gardens
- Listed period property