



LOCATION:

The house sits close to open countryside with excellent commuter links via the A38 to both motorway junctions 26 & 27, along with mainline railway station at Tiverton Parkway and Taunton. Wellington town centre is less than 1 mile distant with its excellent range of both independent and larger stores including Waitrose, Asda and Lidl, there are good sport facilities with a well supported municipal sports centre and pool along with cricket, rugby and football clubs.

DIRECTIONS:

From our office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, proceed straight through turning next left at the Pet supplies store where Bagley Green can be found a short distance on the left hand side. Upon entering the development continue straight ahead bearing left and continue the road around to the right where the property will be seen a short distance along on the left hand side as indicated by our For Sale board.

AGENTS NOTE:

A nearby site is identified in the Wellington Place Plan (adopted March 2023) as a potential location for residential development. We would recommend you make your own investigations on this via Somerset County Council. To date, no planning application has been submitted.

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//lend.rally.vintages

Council Tax Band: D

Construction: Traditional cavity construction with brick 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.

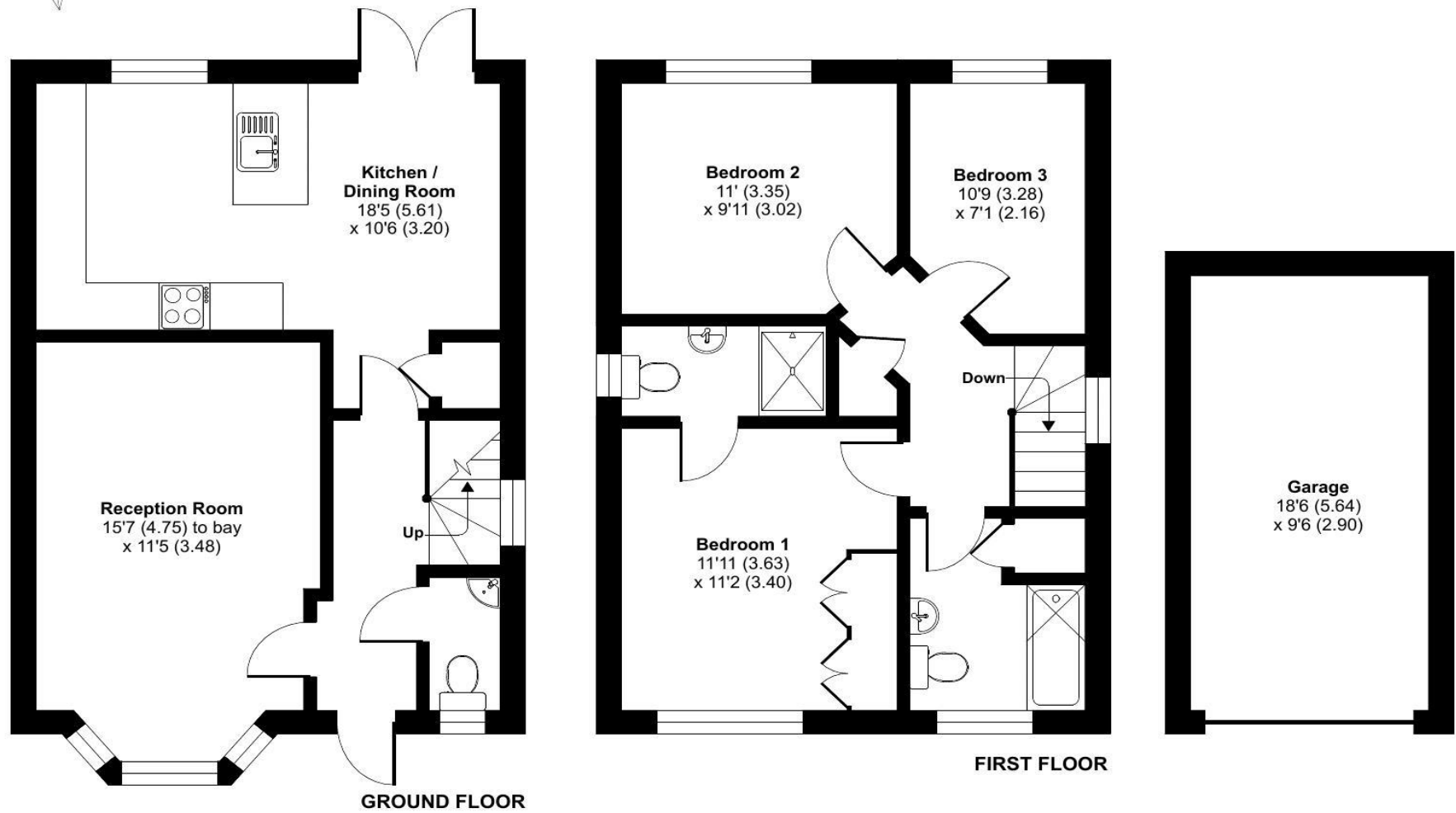
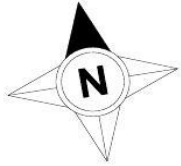
Barrington Way, Wellington, TA21

Approximate Area = 999 sq ft / 92.8 sq m

Garage = 176 sq ft / 16.4 sq m

Total = 1175 sq ft / 109.2 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). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1446496

This three-bedroom detached family home was built by Redrow Homes in 2013 to the "Worcester" design which is part of the popular "Heritage" collection and is offered to the market with **NO ONWARD CHAIN**.

The accommodation is accessed via one step and briefly comprises an attractive entrance hallway with a turning staircase rising to the first floor. The sitting room provides ample space for soft furnishings and benefits from a large walk-in bay window allowing for plenty of light to enter the room. The generous kitchen/dining room is positioned at the rear of the property and offers a comprehensive range of modern wall and base units, contrasting work surfaces, tiled splashbacks with built-in appliances to include single oven, gas hob, extractor fan, microwave, dishwasher and tall fridge freezer. The dining area provides ample space for a table and chairs whilst French doors lead out directly into the rear garden. Furthermore, there is a utility cupboard under the stairs which is shelved and also provides the plumbing for a washing machine. Completing the ground floor is a useful cloakroom.

To the first floor there are three spacious bedrooms which are of a good size with the master bedroom complemented by a range of wardrobes and adjoining en-suite complete with double walk-in shower cubicle. Bedrooms two and three are positioned to the rear of the property with views across Wellington and the hills beyond, the first floor is complemented by the family bathroom comprising a white suite with a shower over the bath.

Externally the property enjoys a pleasant approach and is situated towards the entrance of the development. To the frontage there is a small area of garden including mature shrubs whilst the rear level garden is fully enclosed and laid to patio with low maintenance in mind. The driveway is to the right-hand side of the property providing off-road parking for at least two vehicles which in turn leads to the single garage with an up and over door, power and lighting along with eaves storage. Benefiting from uPVC double glazing and gas central heating and positioned close by to village amenities.



- **NO ONWARD CHAIN**
- **Social kitchen/diner**
- **Popular residential development**
- **New carpets upstairs**
- **Gas central heating, uPVC double glazing**
- **Three bedrooms**
- **Garage and driveway parking for two vehicles**

