



SITUATION:

The property is set back from the road with the town centre approximately 0.5 mile distant, this location is 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 by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant. 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 a Sport 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.

DIRECTIONS:

From our Wellington office turn left at the main town centre traffic lights into South Street. Continue past Wellington School and at the second mini roundabout bear right into Wellesley Park. Take the second right into Wellesley Park just before it becomes Hoyles Road, the property can be found 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, mains drainage, gas central heating.

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

Property Location: w3w.co//refuse.bespoke.gentleman

Council Tax Band: F

Construction: Brick with external rendered leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 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.

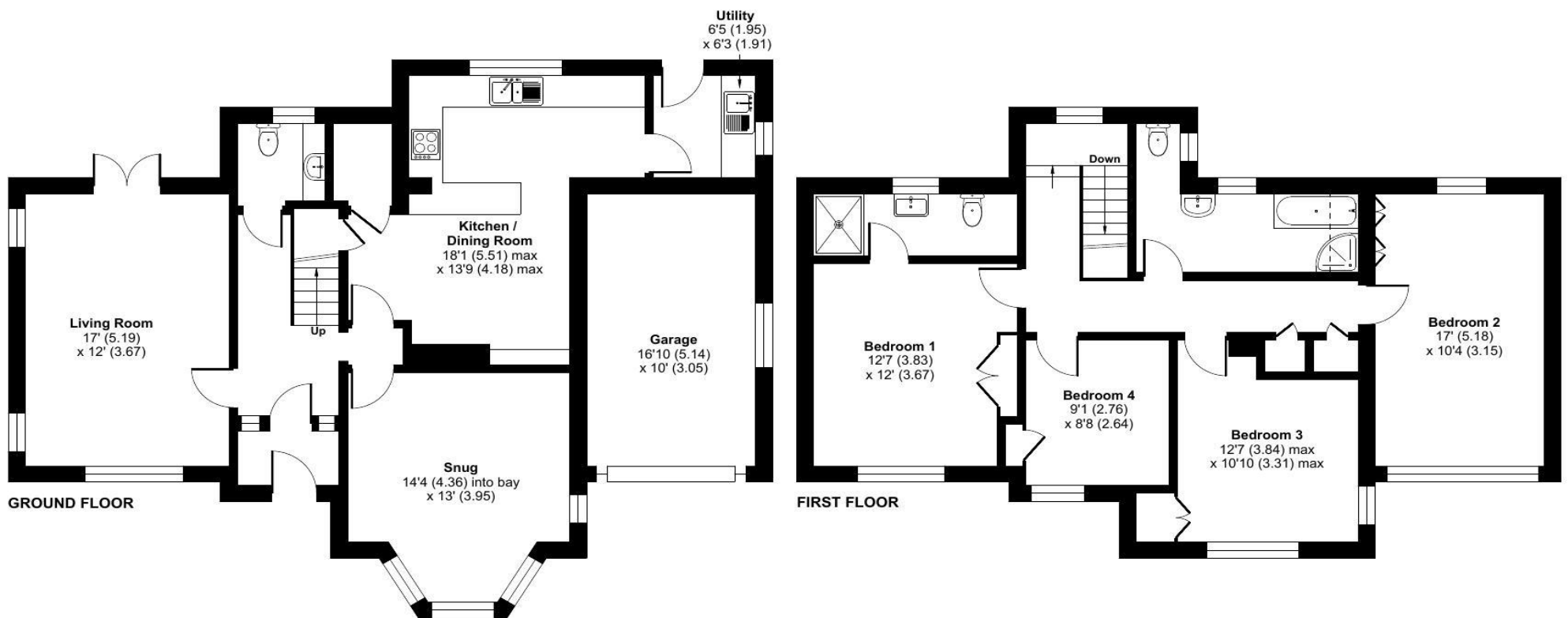
Wellesley Park, Wellington, TA21

Approximate Area = 1649 sq ft / 153.1 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1816 sq ft / 168.6 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). © nitchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1457713

Rarely available, this impressive and elegant four-bedroom detached 1950's comfortable family home offers spacious living accommodation along with a level and fully enclosed generous garden. The property has been carefully maintained and upgraded over the years with the current homeowner having decorated throughout in soft neutral tones along with updated and extended family kitchen and bathrooms.

The accommodation comprises in brief; solid wooden door leading into tiled entrance porch; perfect for shoes and coats with further doorway which in turn leads into an inviting reception hallway with turning staircase leading to the first floor. The dual aspect main sitting room extends the depth of the home and features a central gas fire with surround creating a real focal point to the room whilst French doors have been positioned to enjoy views over the garden along with handy access. The snug overlooks the front aspect and enjoys a large walk-in bay window and is complemented by an open fireplace; this room offers plenty of space for entertaining and soft furnishings. The main social hub of the home is clearly the extended and well-appointed kitchen/diner which has a large picture window taking full advantage of the views of the attractive garden, this spacious room offers a comprehensive range of matching cream wall and base units with tiled splashbacks and wooden worktops and includes a NEFF double oven with induction hob and extractor above, integrated fridge/freezer and dishwasher. A breakfast bar divides the kitchen/diner into two distinctive areas allowing for space for a dining table and chairs, furthermore there is a walk-in shelved larder perfect for everyday essentials. The adjoining utility room offers additional space for kitchen appliances and gives access to the rear garden. Completing the ground floor is a useful cloakroom complete with vanity unit.

From the hallway a turning staircase leads to a light and airy landing which benefits from distant views to the Quantocks. On the first floor there are three double bedrooms along with a good sized single each with built in cupboards with the master providing a part tiled contemporary en-suite including a vanity unit, double walk-in shower complete with drench shower. The remaining bedrooms are serviced by the tastefully chosen family bathroom offering a four-piece white suite. Outside the property enjoys a pleasant approach and provides driveway parking leading to an integral single garage which benefits from being connected to power and lighting. The front garden is mainly laid to lawn with a pathway leading to the front aspect, there is a small array of mature plants along with side gated access on both sides leading to the rear garden. The level rear garden benefits from being fully enclosed and is predominantly laid to lawn with well stocked flower and shrub borders along with a summerhouse and vegetable plot, there is a generous area of patio, perfect for entertaining in the warmer months. This is undoubtedly a house of stature commanding an enviable address on a generous plot all within a short level walk to Wellington School and the town centre.



- Elegant family home
- Sought after residential address
- Close to Wellington School
- Neutrally decorated throughout
- Large level and enclosed rear garden
- Close to town centre
- Cleverly extended

