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LEASE INFORMATION: This property is subject to a Tyneside Lease whereby the ground floor flat (Flat 1) is the registered Freeholder of the first floor flat (Flat 2) and vice versa. Flat 2 has a 999 year lease from 22nd July 1996. There is a peppercorn Ground Rent and no annual service charge. There is no formal management arrangement in place for the building; any required works are to be agreed and costs split between the two flats. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Conveniently located on the corner of Mantle Street and Champford Lane, the property is ideally located within a short walk of the town centre yet with equal ease of access to the Wellington by-pass which in turn leads to Junction 26 of the M5 motorway located just outside the town. Wellington itself boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station.

DIRECTIONS: From our office proceed to the Wellington town centre proceed in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on the left and take the second turning left into Champford Lane where the property will 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 Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

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

Property Location: w3w.co///expired.reception.mount

Council Tax Band: C

Construction: Traditional cavity construction with a brick outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good outdoor and limited indoor 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, references 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

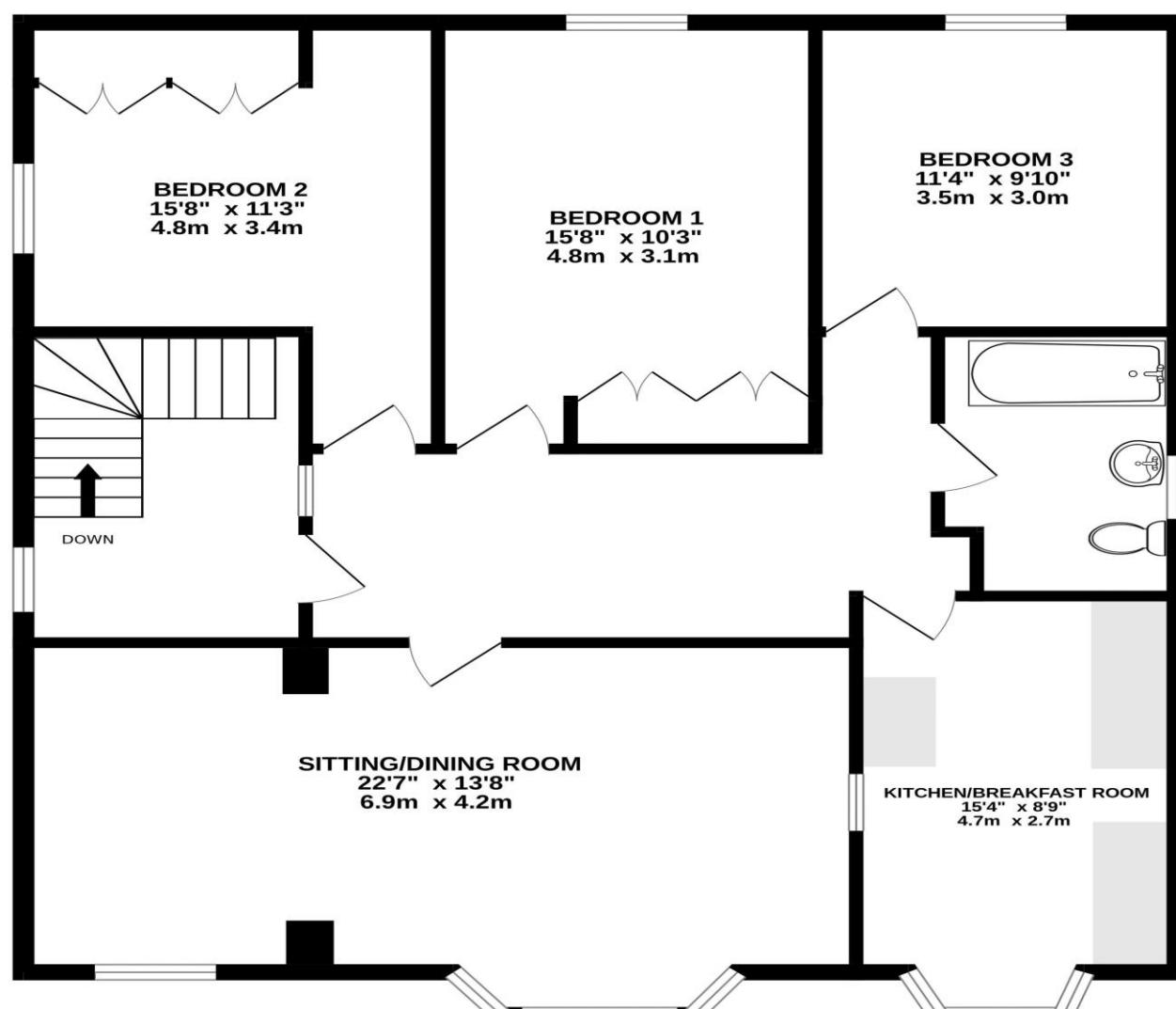
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.

1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 2 The Old Creamery is a deceptively spacious 3 bedroom first floor apartment situated within easy walking distance of Wellington town centre and all of its amenities. Believed to date back to 1840, the apartment benefits from a garden, off road parking and is offered to the market with **NO ONWARD CHAIN** and in need of some updating.

The accommodation comprises in brief; front door opens into a communal entrance hall with stairs rising to the first floor apartment where a further door leads through to a spacious hallway with skylight and access to all rooms.

The sitting/dining room is a generous size with a bay and further window allowing in ample light. This room is open plan in concept with plenty of space for all everyday living and dining furniture. The kitchen/breakfast room also enjoys a bay window and is fitted with a range of wall and base units with space for appliances and a breakfast table.

The three bedrooms are to the other side of the property with two of them benefiting from fitted wardrobes. The family bathroom is spacious and comprises a three-piece white suite with shower over the bath.

Outside, there is off road parking for two vehicles with a good size garden designed with ease of maintenance in mind, with a useful wooden storage shed and a greenhouse.



- **Spacious 3 bedroom first floor apartment**
- **Private garden and off road parking**
- **Gas fired central heating**
- **Close walking distance to the town centre**
- **NO ONWARD CHAIN**

