



**LOCATION:** Nynehead Court offers a range of amenities including dining rooms, studies and converted stables for hobbies and crafts. The pretty village of Nynehead is conveniently located just a few miles from Wellington. Nynehead itself has some delightful local walks on the door step, village cricket club and village hall with local clubs, a Farm Shop and the well renowned 'Ling Shooting'. Wellington boasts an assortment of both independently run shops and larger national stores including the well renowned Waitrose and Lidl which is just 1.2 miles away. There is also a good range of educational, leisure and recreational facilities such as a Sport Centre with its own swimming pool and local cinema. From Wellington, there is a regular bus service to the County Town of Taunton which is approximately 8 miles distance and the M5 can be accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our High Street office proceed out of the town in the Taunton direction. Take the second exit at the first roundabout and at the second roundabout take the first exit following the signs for Nynehead. Continue along this road for approximately 1 mile, bearing left at 'Island Cottage' where Nynehead Court will be seen after a short distance on the left hand side. Upon entering Nynehead Court, the allocated parking space will be seen in front of you to 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, electric heating, telephone

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

**Property Location:** w3w.co ///saturate.charmingly.jumbled

**Council Tax Band:** F

**Construction:** Brick and stone under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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.



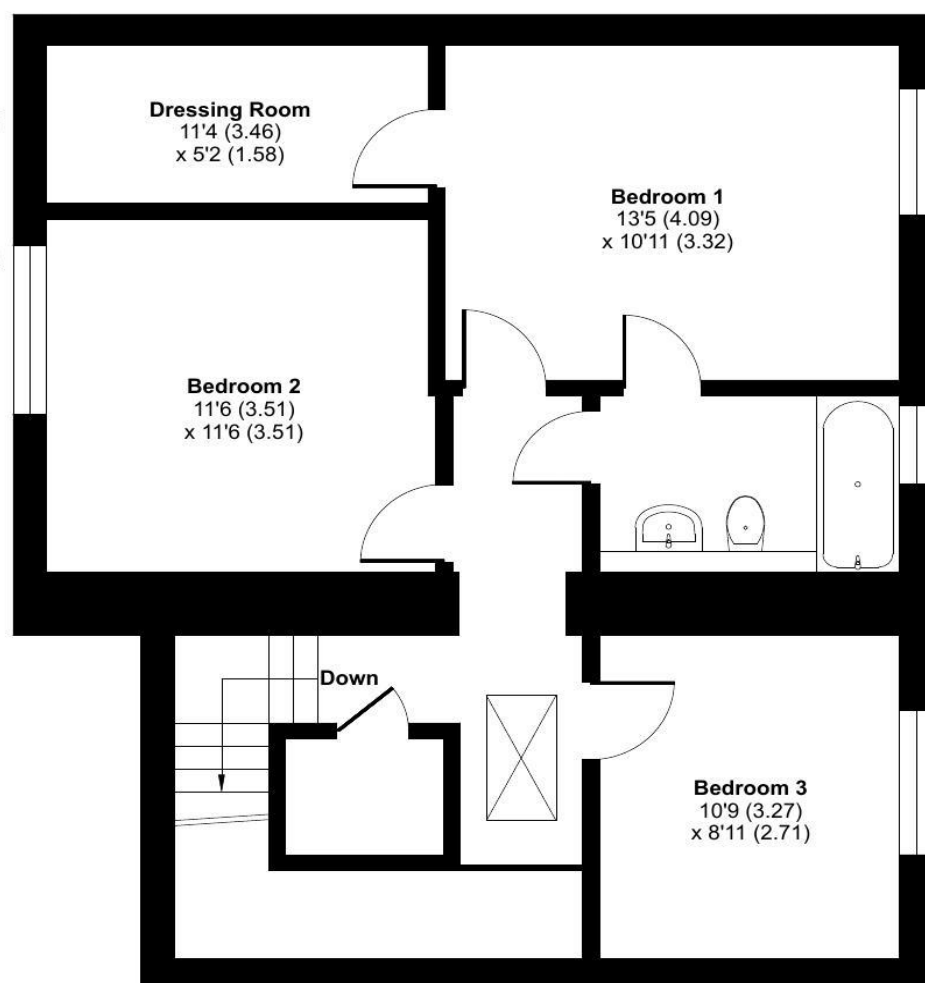
# Nynehead Mews, Nynehead Court, Nynehead, Wellington, TA21

Approximate Area = 1356 sq ft / 125.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1385411

3 Nynehead Mews is a well presented, spacious three/four bedroom retirement home offering flexible living and sleeping accommodation. The property is located within the grounds of Nynehead Court, enjoying full use of 13 acres of formal gardens and parkland which is meticulously maintained by the estate staff. The property is warmed by electric underfloor heating and has the benefit of an allocated parking space close by alongside additional residents' and visitors' parking. In addition, there is a fitted stair lift providing ease of access to the first floor.

The accommodation on offer briefly comprises an entrance hall with useful storage cupboard and stairs to the first floor. The large open plan sitting/dining room has patio doors to a private courtyard garden and leads directly through to the kitchen which is fitted with a comprehensive range of wall and base units with a full range of integrated appliances including a fridge/freezer, washing machine, microwave, cooker and hob. Accessed from both the sitting room and the entrance hall is a home office/hobbies room which could be used as an additional bedroom due to the ground floor shower room facilities.

To the first floor there are two spacious double bedrooms and a single bedroom. The master bedroom has a walk in wardrobe alongside a Jack and Jill bathroom fitted with a three piece suite and also accessed from the landing.

**LEASE INFORMATION:** The property is offered for sale on a 99 year lease commencing in 2010. There is a ground rent of £288 per annum (increasing by £250 every 25 years). The service charge is currently £700 per month for providing and maintaining common services used by the development to include property and third party liability insurance, maintenance of grounds, running costs of orangery and converted stables, external window cleaning, refuse collection, passenger transport, provision of nurse call/fire/emergency alarm and emergency care, running repairs and a sinking fund. The occupier must be aged over 60, however a younger spouse or partner will be permitted. Close care housing support can also be provided to meet changing needs, as and when it may ever be required at an additional cost. There is a 5% repayment to Nynehead Court upon sale of the property.

- Retirement house for over 60s within Nynehead Court
- Full use of 13 acres of formal gardens and woodland
- Access to a range of social activities, events and amenities within the grounds
- Master dressing room and en-suite facilities
- Home office/ground floor bedroom
- Allocated parking and additional residents' and visitors' parking
- Stunning rural views over the Vale of Taunton Deane to the Quantocks

