



Location: Set in this lovely position amongst a handful of similar style cottages siding onto South Road which provides ease of access to Wellington town centre which has a wide 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. The M5 Motorway can be accessed via Junction 26 outside Wellington.

Directions: From our Wellington town centre traffic lights proceed along South Street to the second roundabout having passed Wellington School. Bear left towards Pyles Thorne Road where the property will be seen almost immediately on your left hand side as indicated by our For Sale Board.

Agents Note: There is a Tree Preservation Order on the Ash tree. As with many older properties of this era, there is a Right of Way across the front of the property for the residents of Shute Row

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, telephone

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

Property Location: w3w.co/signature.tram.congested

Council Tax Band: B

Construction: Brick

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: medium **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:

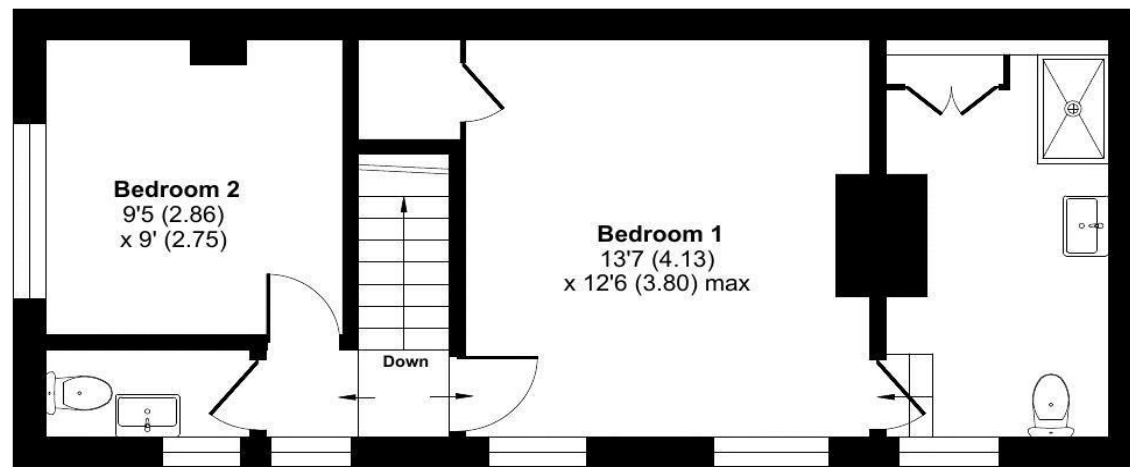
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

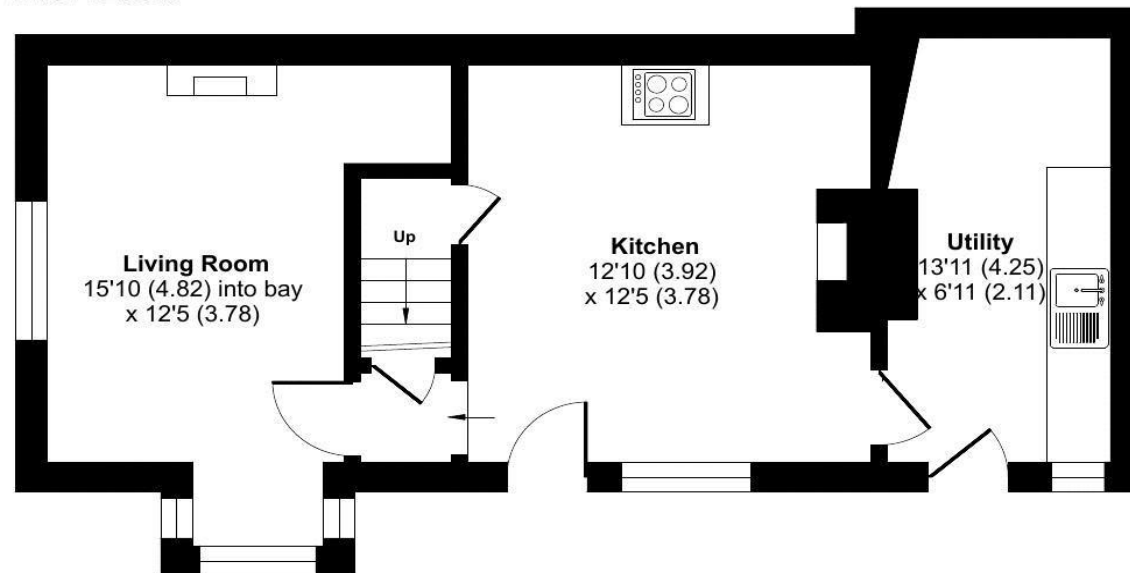
Shute Row, South Street, Wellington, TA21

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1501611

A delightful two bedroom, double fronted character cottage offers deceptively spacious accommodation which has seen many improvements by the current homeowner, it has an attractive cottage style garden and is just a gentle stroll into the town centre.

The accommodation which is arranged over two floors, briefly comprises of an entrance porch leading into the kitchen/breakfast room which offers plenty of space for everyday entertaining, it also enjoys a central fireplace creating a real focal point to the room. Steps lead down to the adjoining utility which offers some base cabinets with an inset sink and space for a washing machine, tumble drier and fridge along with an array of shelving along with a stable door giving access and views over the garden. The main dual aspect sitting room which is accessed via a step offers a further fireplace, lovely walk-in bay window where once again views can see over the pretty garden. Completing the ground floor is a useful under-stair cupboard.

To the first floor there are two double bedrooms serviced by a useful cloakroom and a generous shower room which leads off the main bedroom and is accessed via two steps and offers a white suite with walk in shower cubicle, heated towel rails, wall mounted boiler and useful storage cupboard.

Externally the property enjoys a small area of frontage currently designed with low maintenance in mind and is perfect for attractive pots and containers whilst the main garden sits opposite the cottage and has nicely matured over the years and is now a strongly selling feature to the home providing an abundance of mature planting along with gravel pathways, with two established ponds and two handy sheds.



- NO ONWARD CHAIN
- Two bedroom double fronted cottage
- Close to the town centre
- South side of Wellington
- Attractive south facing cottage style garden
- Double glazing
- Gas central heating
- Two reception rooms

