# 2 Halfyard Court
# Wellington
# TA21 9FR
# £420,000 Freehold

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Wilkie May & Tuckwood







**AGENTS NOTE:** Please note as is the norm with most new developments there is an annual estate managements charge which we understand to be £190.00 for 2026. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

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**LOCATION:** 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. 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 just outside Wellington.

**DIRECTIONS:** From the central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office and then left again where number 2 will be found on the right hand side.

**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//firework.shutting.buildozer
**Council Tax Band:** D
**Construction:** Traditional cavity construction with brick outer lead 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 220 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/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.

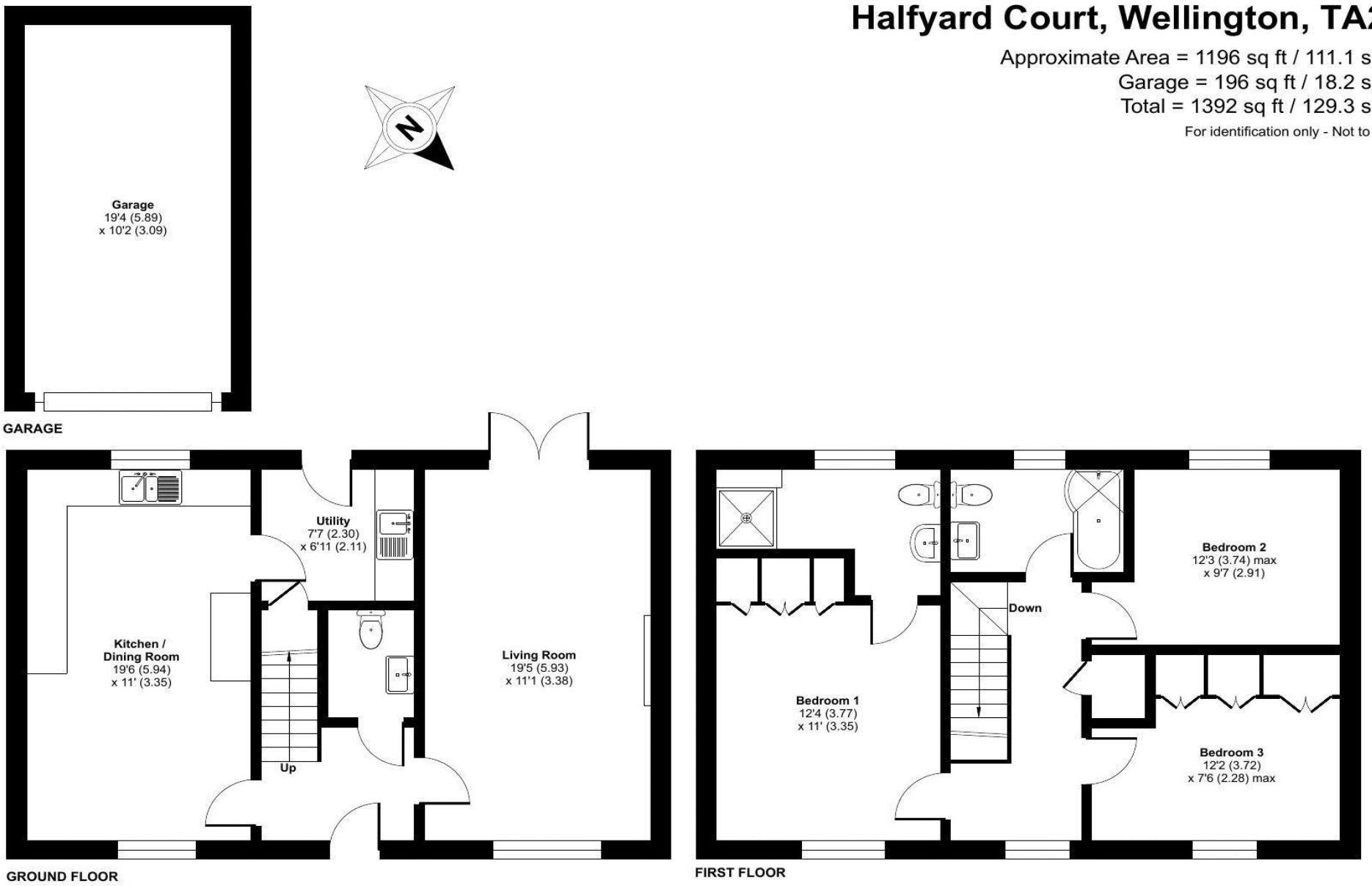
The Property Ombudsman rightmove

**Tel: 01823 667799**
29 High Street, Wellington, Somerset TA21 8QT

WM&T

# Halfyard Court, Wellington, TA21

Approximate Area = 1196 sq ft / 111.1 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1392 sq ft / 129.3 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). © nichecom 2026.
Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1537153

**Fastidiously maintained and occupying a pleasant plot, this attractive three-bedroom detached home offers well-proportioned accommodation, thoughtfully designed living spaces and benefits from driveway parking for two vehicles along with a detached single garage with power and lighting, and an electric vehicle charging point.**

**The inviting family home welcomes you via a spacious entrance hallway, with stairs rising to the first floor and access to the principal reception rooms. The dual-aspect sitting room provides a wonderfully light and airy space, centred around a contemporary gas fireplace that creates a natural focal point along with ample room for comfortable seating while French doors open onto the rear garden. The dual-aspect kitchen/dining room is divided into two distinctive areas; the dining area comfortably accommodates a family table and chairs whilst the contemporary kitchen is fitted with a comprehensive range of matching wall and base units, complemented by contrasting work surfaces and a tiled splashback. A range of integrated appliances includes a double eye-level AEG oven, five-ring gas hob with extractor above, integrated dishwasher and fridge/freezer. A convenient pull-out larder provides additional storage, while a large picture window frames pleasant views across the rear garden. Adjoining the kitchen, the useful utility room offers further matching units, space for a washing machine and tumble dryer, a wall-mounted boiler and a handy understairs storage cupboard. A part-tiled cloakroom completes the ground-floor accommodation.**

**The first-floor landing leads to three generously proportioned double bedrooms; two of the bedrooms benefit from contemporary fitted wardrobes, offering valuable built-in storage. The principal bedroom is particularly well served by a surprisingly spacious, part-tiled en-suite shower room, featuring a double walk-in shower.**

**Externally the property offers driveway parking for two vehicles leading to a detached single garage, complete with power and lighting. An electric vehicle charging point adds further convenience, while a gated side entrance provides direct access from the driveway to the rear garden. The level, fully enclosed rear garden is predominantly laid to lawn along with a recently extended patio provides the perfect setting in the warmer months and is enhanced by carefully selected planting adding colour and interest. 2 Halfyard Court offers generous accommodation located close to all road and rail networks and walking distance to the town centre.**





- **Fastidiously maintained**
- **Three double bedrooms**
- **Sought after and established area**
- **Master en-suite**
- **Open plan kitchen/diner with integrated appliances**
- **Landscaped level garden**
- **Garage and driveway parking for two vehicles**
- **Pleasant outlook**



