



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 to include the well renowned Waitrose. 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, follow the road straight ahead towards the entrance of the main house where you will be able to park on the left hand side with the front door for number 1 being visible on the right hand side.

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///natively.reactions.stage

Council Tax Band: E

Construction: Rendered exterior under a slate roof

Broadband and mobile coverage: We understand that there is good outdoor 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.

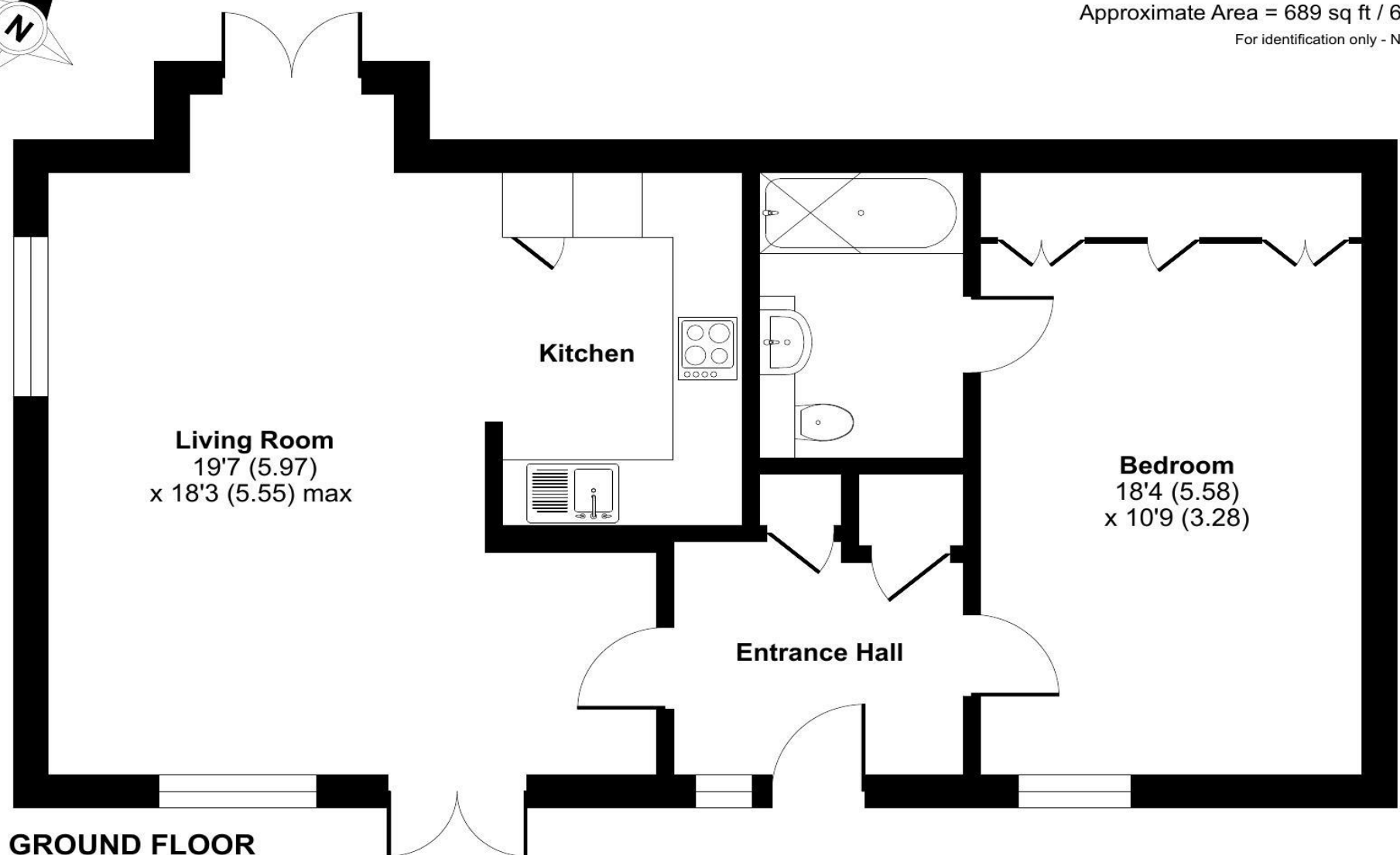
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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 = 689 sq ft / 64 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 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1385515

1 Nynehead Mews is a one double bedroom mews style bungalow set within Nynehead Court and offering the perfect retirement step with full and flexible access to the estate amenities and activities with more support becoming available as it becomes necessary. The property enjoys full use of 13 acres of grounds comprising formal landscaped gardens and parkland which is meticulously maintained by the estate staff.

The accommodation is warmed by electric underfloor heating and briefly comprises; front door opens into a spacious hallway with a built in cloaks cupboard and separate airing cupboard. The living space is open plan in concept with ample space for all everyday sitting and dining furniture and flows directly through to the kitchen which is fully fitted with a comprehensive range of wall and base units with integrated appliances. To the other side of the property is a large double bedroom with a range of fitted wardrobes and an en-suite bathroom.

The property benefits from an allocated parking space alongside additional visitors' and residents' parking. There is a small area of enclosed garden in front of the property which is maintained by and belongs to the estate.

LEASE INFORMATION: The property is offered for sale on a 125 year lease commencing in 2010. There is a ground rent of £250 per annum. The service charge for 2026 is £592 per calendar month for providing and maintaining common services used by the development to include property and third part 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.



- 1 double bedroom retirement bungalow for over 60s
- Set within the grounds of Nynehead Court - a 13 acre estate
- Full access to the estate amenities, social activities and events
- Allocated parking space and additional residents' and visitors' parking
- Fully fitted kitchen with integrated appliances