

LOCATION: Walkers Gate 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 Sports 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 through Wellington town centre in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on the left, turn left into Champford Lane and then right into Walkers Gate and follow the road around to the left hand side where the property will be seen at the very end on the left 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, telephone

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

Property Location: w3w.co///edicts.enabling.downcast

Council Tax Band: C

Construction: Traditional cavity construction with a brick outer leaf 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 **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.

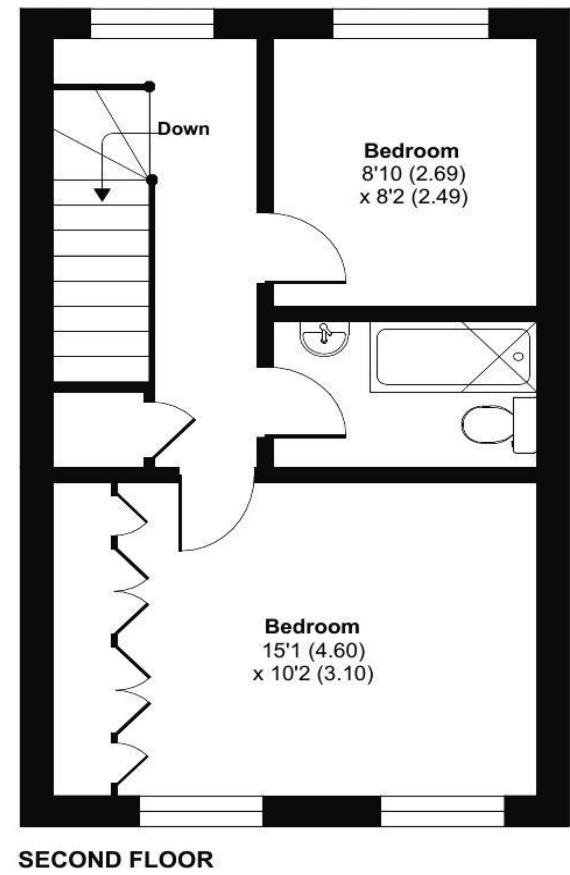
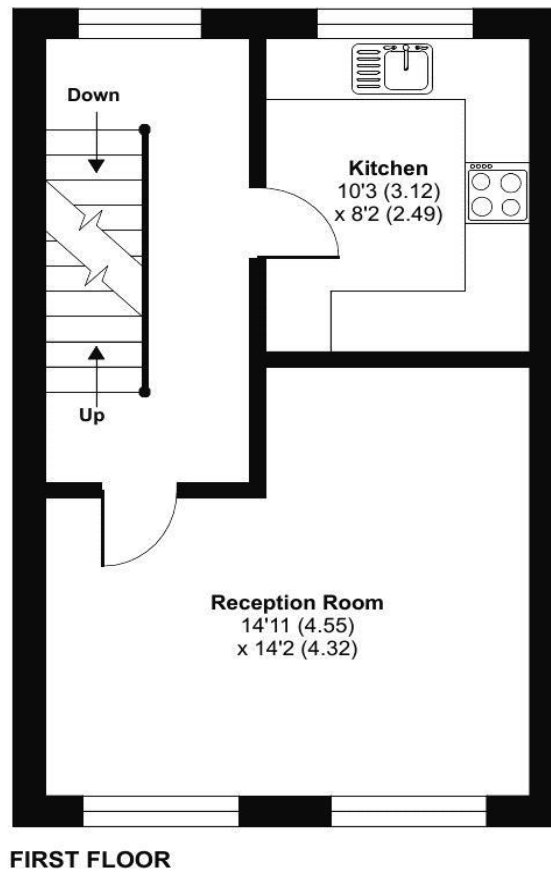
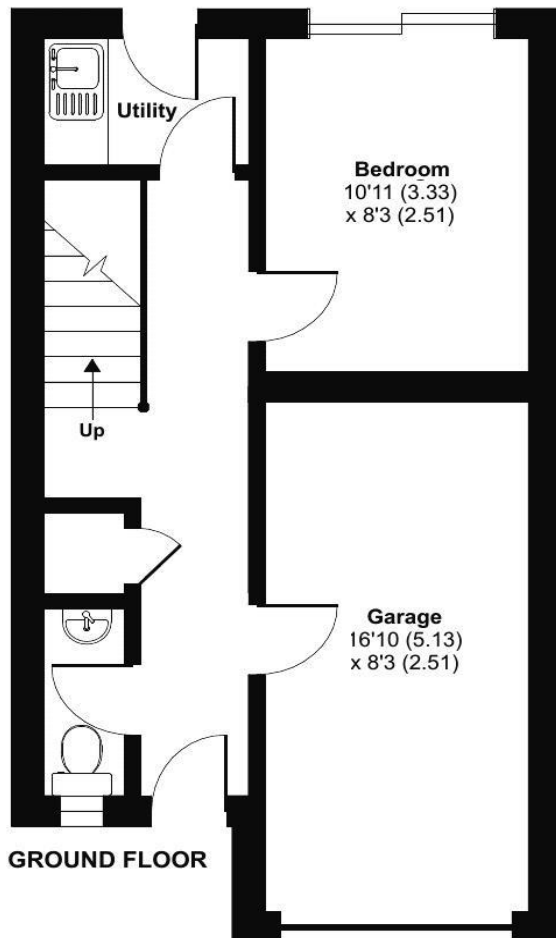
Walkers Gate, Wellington, TA21

Approximate Area = 1004 sq ft / 93.3 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1142 sq ft / 106.1 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 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1450222

A three bedroom family home with well balanced, flexible accommodation arranged over three floors with garage, off road parking for two vehicles and a south facing rear garden. The property is ideally placed at the end of a cul de sac within walking distance of the town centre.

The accommodation comprises; front door opens into the entrance hall with stairs to the first floor, downstairs cloakroom and internal door to the garage. To the ground floor there is a bedroom with patio doors into the garden; creating a space that would be ideal as a home office or snug. The adjacent utility room provides plumbing for a washing machine and has a sink and further door to the garden.

To the first floor, the kitchen is fitted with a comprehensive range of wall and base units with space for a cooker, fridge/freezer and dishwasher. The sitting/dining room is open plan in concept with ample space for furnishings and two windows to the front elevation.

To the second floor there are two bedrooms, with the master having the benefit of built in wardrobes. These are serviced by the family bathroom which is fitted with a three piece suite with a shower over the bath. The top floor landing provides a pleasant space for an armchair or desk.

Externally, the property is set back from the road with off road parking for two vehicles and a garage. The main garden lies to the rear and has been lovingly tended by the current owners, predominantly laid to lawn and patio with mature flower and shrub borders and a storage shed.



- Three bedroom three storey family home
- Cul de sac location
- Walking distance to the town centre and all amenities
- Garage and off road parking for two vehicles
- Beautiful South facing rear garden

