9 John Grinter Way
Wellington
TA21 9AR
£265,000 Freehold

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Wilkie May & Tuckwood







LOCATION:
John Grinter Way is a popular road on the South side of Wellington, surrounded by a similar mix of residential properties within walking distance of the town centre. 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 Wellington town centre traffic lights proceed along South Street passing Wellington School. At the second mini roundabout bear right at the fork into Wellesley Park following the continuation into Hoyles Road and turn right into Barn Meads Road. Follow this road, taking the fourth right hand turn into John Grinter Way where the property can be found around the corner and on the left-hand side as indicated by our For Sale board.

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//clincher.embeddred.homecare
Council Tax Band: C
Construction: Traditional cavity construction with 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 1000 Mbps download and 1000 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.

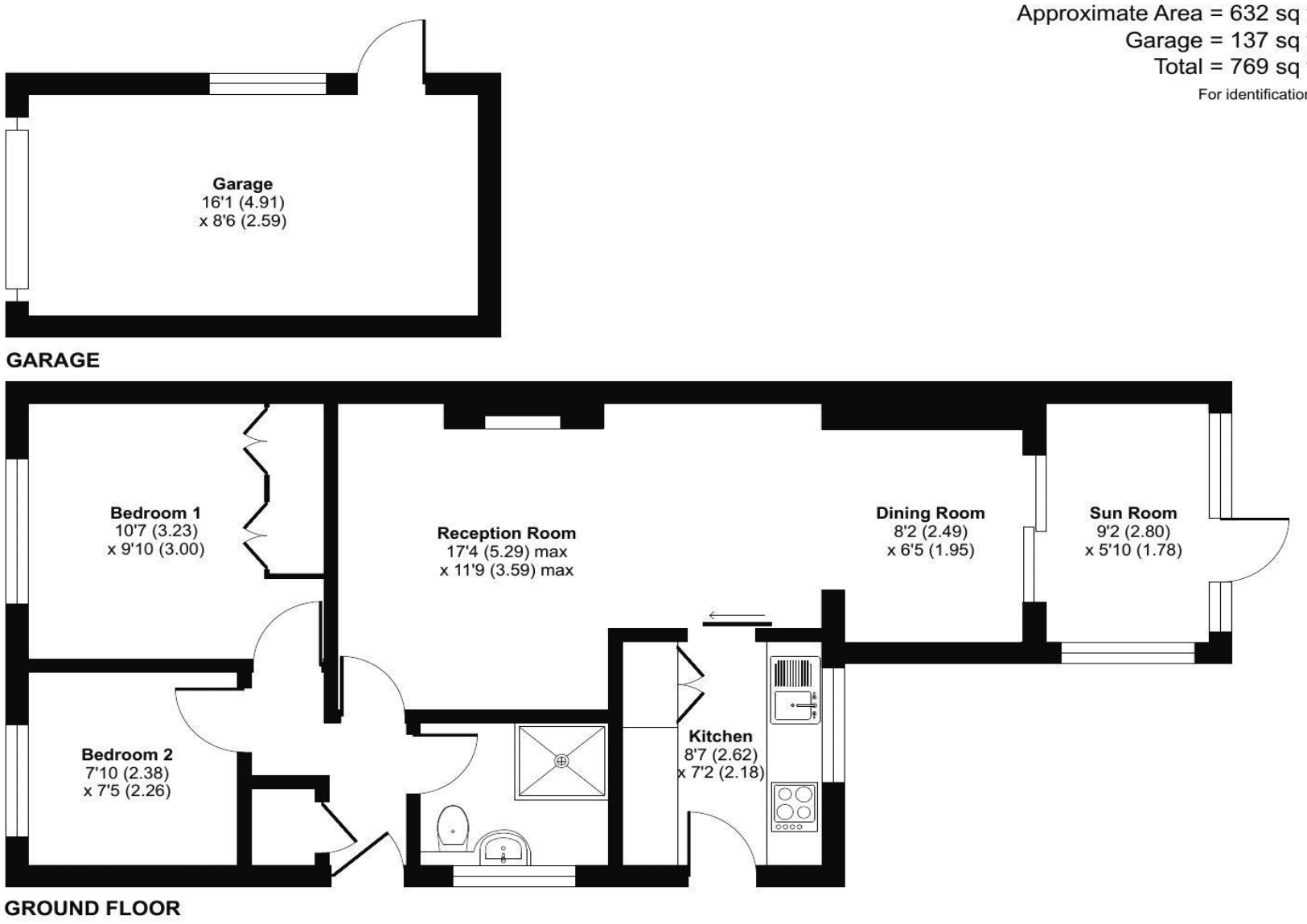
The Property Ombudsman rightmove

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

WM&T

John Grinter Way, Wellington, TA21

Approximate Area = 632 sq ft / 58.7 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 769 sq ft / 71.4 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: 1369055

This delightful two-bedroom semi-detached bungalow sits on a popular residential street on the South side of Wellington, benefits from a garage and driveway and has been updated by the current owners.

The accommodation on offer includes a storm porch and uPVC door leading into an entrance hallway with access to all principal rooms. In the hallway there is a useful cupboard which would be ideal for hanging coats and shoes. The main sitting room is to the rear and provides a contemporary electric fire with surround and large patio doors which lead into a lean-to conservatory, enjoying views over the rear garden. The modern kitchen benefits from a lovely aspect over the rear garden and offers a range of matching high gloss wall and base units with gloss aluminium splashbacks and contrasting worktops with an integrated AEG double oven alongside space for a fridge and washing machine.

The sleeping accommodation is situated to one side of the bungalow and offers two good sized bedrooms with bedroom one benefiting from double wardrobes. Both bedrooms are serviced by the part tiled shower room which offers a walk-in shower, low level W.C, hand wash basin and heated towel rail.

Externally the front garden and driveway is laid to block paviour and offers parking for two vehicles leading to a single garage which is connected to power and offers additional space for kitchen appliances if required along with a useful workbench. A pedestrian side gate leads into the rear garden which is fully enclosed and level and laid to lawn with various shrubs along with a fenced area set aside for "wilding". Enjoying a pleasant approach and sitting within a similar mixture of bungalows, 9 John Grinter Way is perfectly placed within a short level stroll to the town centre and benefits from uPVC double glazing and gas central heating.





- **Semi-detached**
- **Popular residential area**
- **South side of Wellington**
- **Garage and driveway parking**
- **Gas central heating and uPVC**
- **Modern kitchen and shower room**
- **Lean to conservatory**



