



LOCATION: 2 Sunny Bank is conveniently located with the town centre just 1/2 mile away and country walks less than 1/4 mile. Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town also benefits from a good assortment of educational and leisure facilities such as a Sports Centre with its own swimming pool and a local cinema. There are a number of clubs, societies and activities for all ages within the town, with the Wellington Monument at the top the Blackdown Hills providing a stunning backdrop.

DIRECTIONS: From our high street office proceed in the Exeter direction, turning right at the town centre traffic lights into North Street. Continue along this road, passing the police station on the right hand side as the road becomes Waterloo Road. A short distance down, Sunny Bank can be seen 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,

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

Property Location: w3w//.cobells.ferrying.savings

Council Tax Band: B

Construction: Brick construction with a part rendered elevation 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:

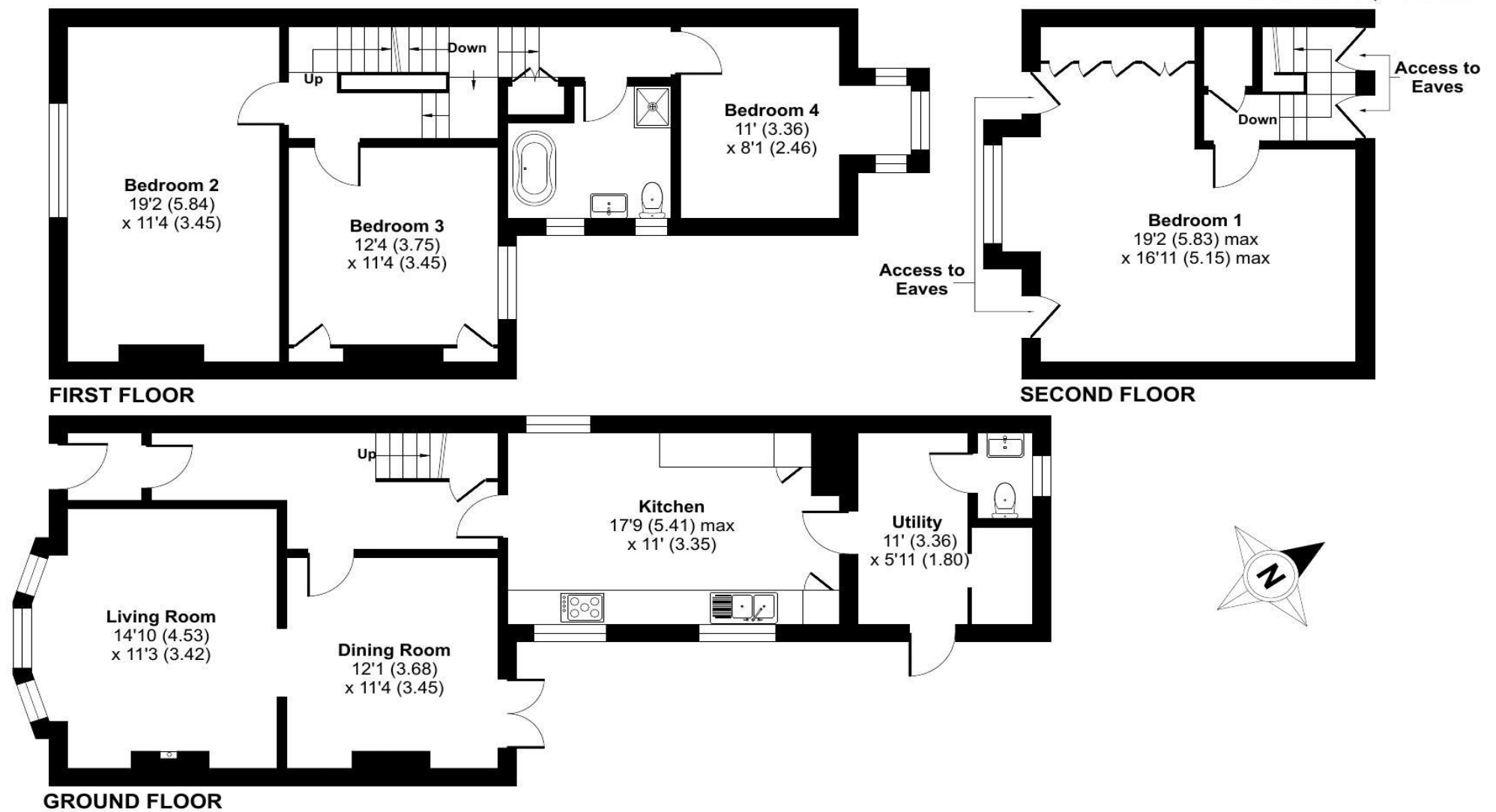
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Sunny Bank, Waterloo Road, Wellington, TA21

Approximate Area = 1770 sq ft / 164.4 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 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1405406

2 Sunny Bank is a mid-terraced three storey family home enjoying an elevated position and located within walking distance of the town centre offering four generous bedrooms, two reception rooms, a family bathroom and downstairs cloakroom.

The accommodation on offer briefly comprises; front door opening into the entrance porch with a further door into the hallway where stairs lead to the first-floor accommodation. To the front of the property there is a spacious sitting room with a wood burning stove and large bay window allowing for plenty of natural light to fill the room. Sitting centrally within the property is a dining room which provides plenty of space for everyday furnishings and has the added benefit of French doors leading out to the rear garden.

The kitchen/breakfast room offers a comprehensive range of matching wall and base units with contrasting worktops along with space for a range cooker and fridge/freezer. There is also an area set aside for a breakfast table and chairs. Adjoining the kitchen is a useful utility room with doors to both the downstairs cloakroom and the garden.

To the first floor there are three bedrooms; two of which are generous size doubles along with a good-sized single bedroom; all bedrooms are serviced by the modern family bathroom offering a four-piece suite. To the second floor there is a master bedroom fitted with a range of wardrobes along with wooden flooring and eaves access; this room enjoys a large dormer window with views to the front.

Externally the property is set back from the road with steps and a pathway leading to the front door. The main walled garden lies to the rear of the property and is laid to lawn with an area of patio ideal for sitting out and relaxing. On road parking can be found nearby.



- Elevated position
- Walking distance to town centre
- Generous accommodation
- Four bedrooms
- Walled, level garden
- Three storey

