5 Crown Hill
West Buckland, Wellington
TA21 9JJ
£227,500 Freehold

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Wilkie May & Tuckwood







LOCATION: Crown Hill is close to all amenities to include a popular primary school, church and a public house. A wider range of amenities can be found in Wellington which is approximately 3 miles distant with a good range of both independently shops and larger national stores such as the well renowned Waitrose. The county town of Taunton is approximately 4 miles distant with the M5 motorway accessible at Junction 26 which is just outside West Buckland.

DIRECTIONS: From Wellington town centre proceed in the Taunton direction and at the Chelston roundabout bear left on the A38 towards Taunton for approximately 2 miles, at the "Worlds End" public house turn right at the sign West Buckland. Carry on through to the centre of the village, taking a right hand turn into Crown Hill where the property can be seen 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
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co//shuffles.loaning.elect
Council Tax Band: B
Construction: Traditional construction with a rendered outer leaf under a tiled roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 211 Mbps download and 30 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:

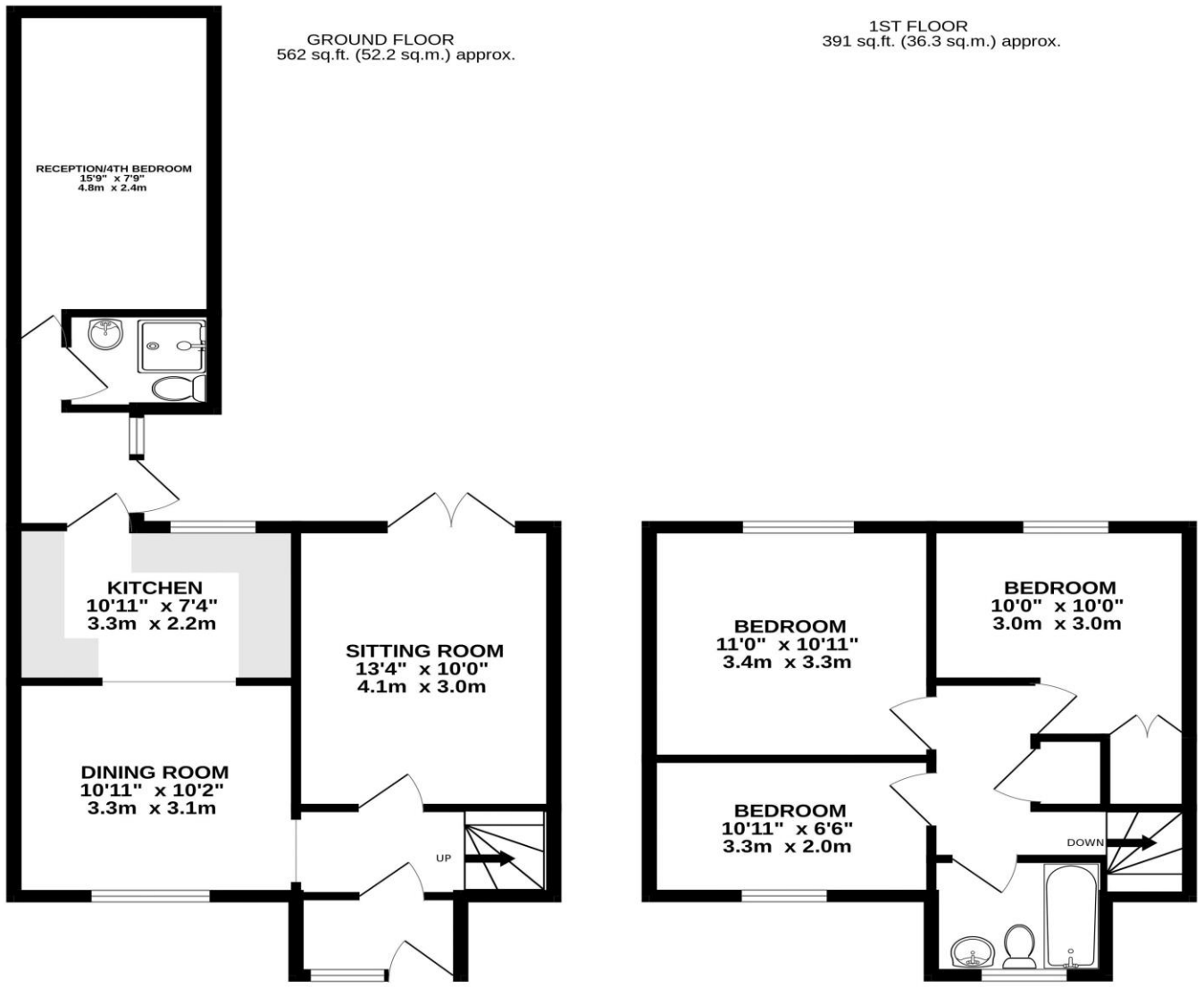
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered to the market with vacant possession and NO ONWARD CHAIN, this property is centrally located within the popular village of West Buckland, benefiting from a generous garden and good access to the M5 at Junction 26.

The accommodation on offer briefly comprises; front door opening into the entrance hall with access to the sitting room, dining room and kitchen. To the rear of the house is an additional reception room which could also be used as a ground floor bedroom due to the close proximity of the ground floor shower room.

To the first floor there are three bedrooms and a family bathroom.

Externally, the property is set back from the road, approached by steps with generous gardens to both the front and the rear.

This is an exciting opportunity for an incoming buyer to put their own stamp on a property that now requires modernisation throughout.





- **NO ONWARD CHAIN**
- **Modernisation required throughout**
- **Central location within a popular village**
- **Three bedrooms with additional bedroom option to the ground floor**
- **Gardens to front and rear**



