10 Waterloo Road
Wellington,
TA21 8HU
£164,950 Freehold

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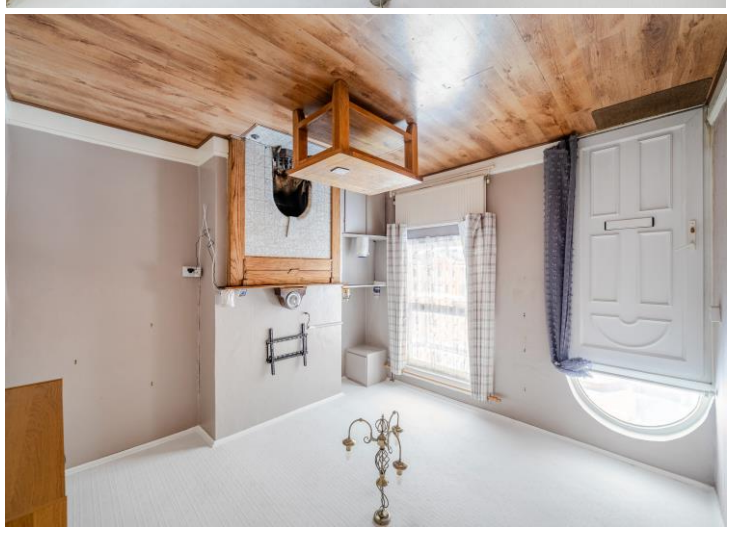
Wilkie May & Tuckwood



LOCATION: Waterloo Road is conveniently situated within walking distance to Wellington town centre. Wellington offers a good range of both independently run shops and larger national stores to include Waitrose. The town also benefits from a good assortment of educational and leisure facilities to include a sports centre with its own swimming pool and a local cinema. The County Town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington 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 of the right hand side the road becomes Waterloo Road and No.10 can be found just a short distance along on the left hand side.

AGENTS NOTE: As is often the case with older properties, there is a shared right of way at the rear of the property.

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.uk//diamond.diverged.cafe
Council Tax Band: B
Construction: Traditional build with a render outer leaf under a slate roof
Broadband and mobile coverage: We understand that there is good 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:

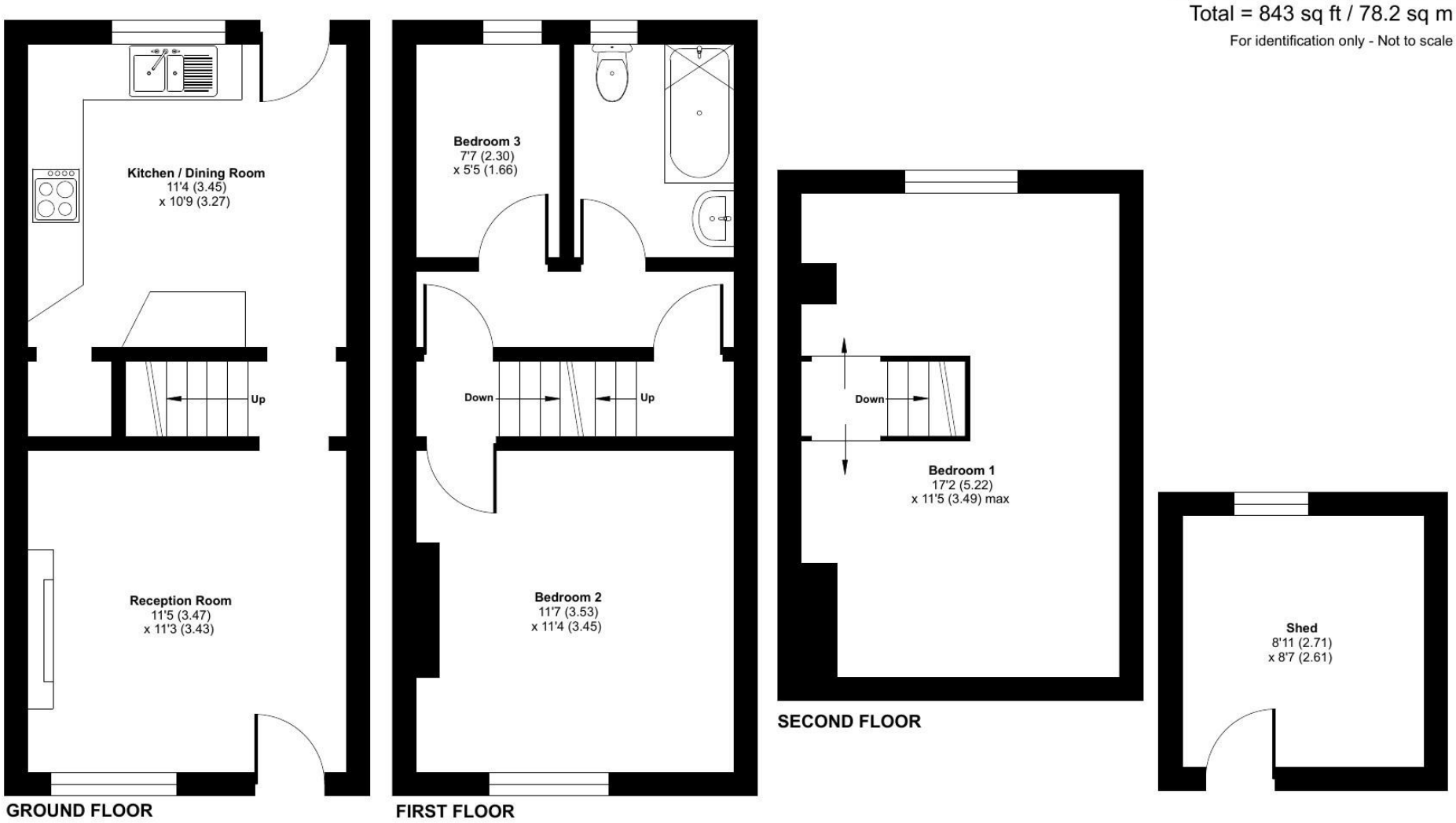
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

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

Waterloo Road, Wellington, TA21

Approximate Area = 767 sq ft / 71.2 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 843 sq ft / 78.2 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.
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10 Waterloo Road is a three bedroom mid terrace character property situated within walking distance of the town centre, Wellington Park along with the local Primary and Secondary School. Now in need of improvements, this home offers an exciting opportunity for an incoming buyer to put their own stamp on this property.

The property comprises a uPVC door into the sitting room with a fireplace and access into the kitchen/dining room. The kitchen offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks. There is a single oven with a four ring gas hob, extractor fan, a stainless steel one and a half sink and spaces provided for white goods. There is also a useful understairs cupboard for storage, space for a dining table and a door to the rear garden.

The first floor features two bedrooms and the tiled family bathroom with a white suite and shower over the bath.

The second floor features a generous bedroom with a window providing far reaching views.

Externally, the rear garden has an outbuilding with electricity and running water and steps lead to an area of patio and a large lawn area.

A viewing comes highly recommended to see what this home has to offer.

- **NO ONWARD CHAIN**
- **Three bedroom mid terrace property**
- **Walking distance to town centre**
- **Generous rear garden**
- **Scope for improvement**