



**LOCATION:** Post Close is located in this popular road at the foot of the Blackdown Hills within walking distance of the town centre which benefits from a good range of both independent shops and larger national stores such as the well renowned Waitrose and Costa Coffee. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our Wellington town centre office proceed along South Street and at the second mini roundabout bear right into Wellesley Park. Continue along this road towards the end turning right into Barn Meads Road taking the second right turn into Post Close where the property will be found on the right 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///eggshell.energy.loafer](http://w3w.co///eggshell.energy.loafer)

**Council Tax Band:** C

**Construction:** Traditional cavity 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 1800 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

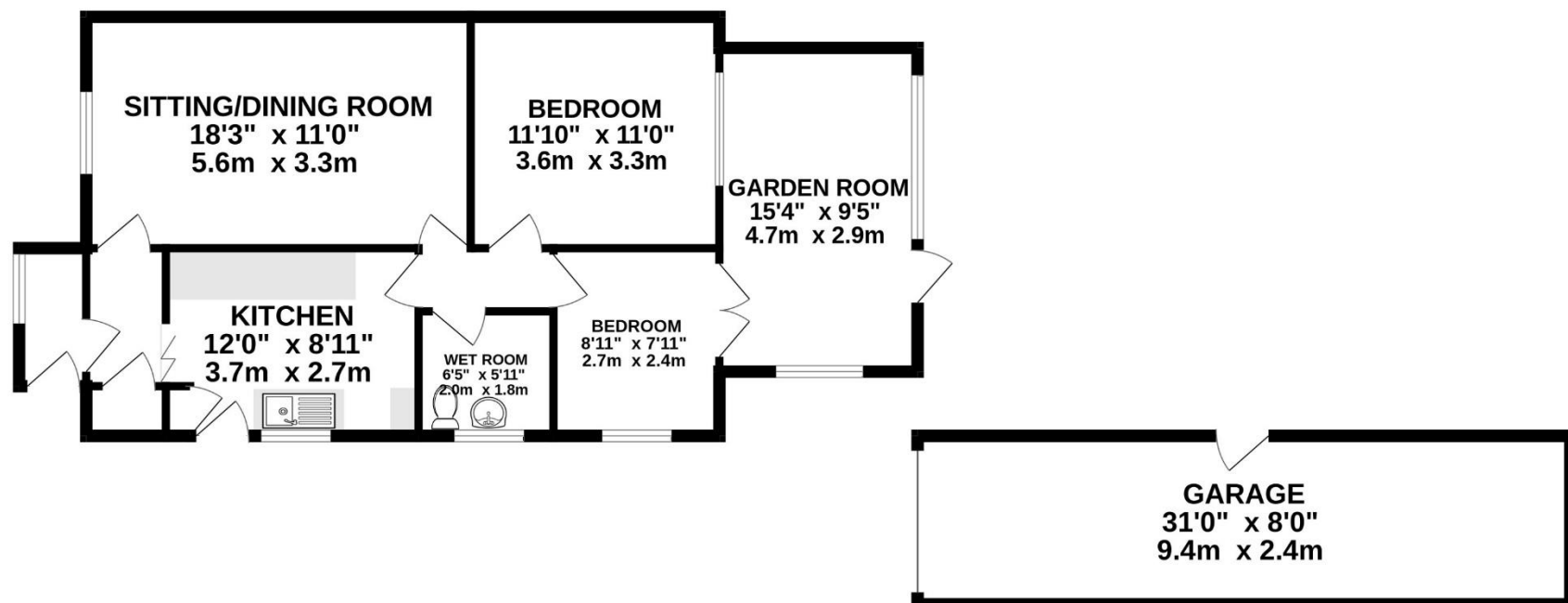
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.

GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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A two bedroom semi detached bungalow set in a popular cul de sac on the South side of Wellington with a large garden room, low maintenance garden, double length garage and driveway parking. Offered to the market with vacant possession and **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises; front door opens into the entrance porch with a door through to the reception hall where there is a built in storage cupboard for coats and shoes and doors to the principal rooms.

The sitting room is a generous size with ample space for both living and dining furniture with a further door into the inner hall. The kitchen comprises a range of wall and base units with space for all appliances, a built in cupboard housing the boiler and a side door to the driveway.

The inner hall leads to the two bedrooms alongside the wet room. To the rear of the property is a large garden room, providing additional reception space, ideal for entertaining guests.

Externally, the property is set back from the road with driveway parking and a double length garage connected to light and power with a personnel door and electric up and over door. The garden is fully enclosed and has been designed with ease of maintenance in mind.



- 2 bedroom semi detached bungalow
- Double length garage and driveway
- Enclosed, low maintenance garden
- Large garden room
- Cul de sac location
- **NO ONWARD CHAIN**

