



AGENTS NOTE: Please note as is the norm with most new developments there is an annual estate managements charge which we understand to be £170.62 for 2026.

We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: 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 central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office and then left again where number 18 will be found at the very end 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, telephone

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

Property Location: w3w.co///outwards.cheater.arrived

Council Tax Band: D

Construction: Traditional cavity construction with a brick outer leaf under a slate 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.

Halfyard Court, Wellington, TA21

Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 1312 sq ft / 121.8 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). © nitchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1508187

18 Halfyard Court is a beautifully presented 3 bedroom semi detached family home situated on the Jurston Fields development, within walking distance of the town centre. The property benefits from a garage, driveway parking for two vehicles and far reaching views towards the Blackdown Hills. Built by C G Fry in 2020, the property holds the remainder of its 10 year NHBC warranty.

The accommodation on offer briefly comprises; front door opens into the entrance hallway with stairs to the first floor, downstairs cloakroom and doors to the principal rooms. The sitting room is a generous size with a feature fireplace, ample space for furnishings and French doors to the garden.

To the other side of the property is a spacious kitchen/dining room fitted with a comprehensive range of modern wall and base units with integrated appliances and room for a large table and chairs. The adjoining utility room features additional storage, space for appliances and an under stairs storage cupboard.

To the first floor, there are three double bedrooms serviced by the family bathroom. The considerable master bedroom has the added benefit of a deluxe en-suite shower room.

Externally, the property is set back from the road, enjoying views towards the Blackdown Hills. The main garden at the rear has been well tended and is predominantly laid to lawn with mature borders and a patio adjacent to the house. There is rear access to the garage and off road parking for two vehicles.



- Beautifully presented 3 bedroom family home
- Well tended garden enjoying a good degree of privacy
- Spacious master bedroom with en-suite
- Utility room
- Garage and driveway parking for two vehicles

