29 Cox Road
Wellington
TA21 9RD
£415,000 Freehold

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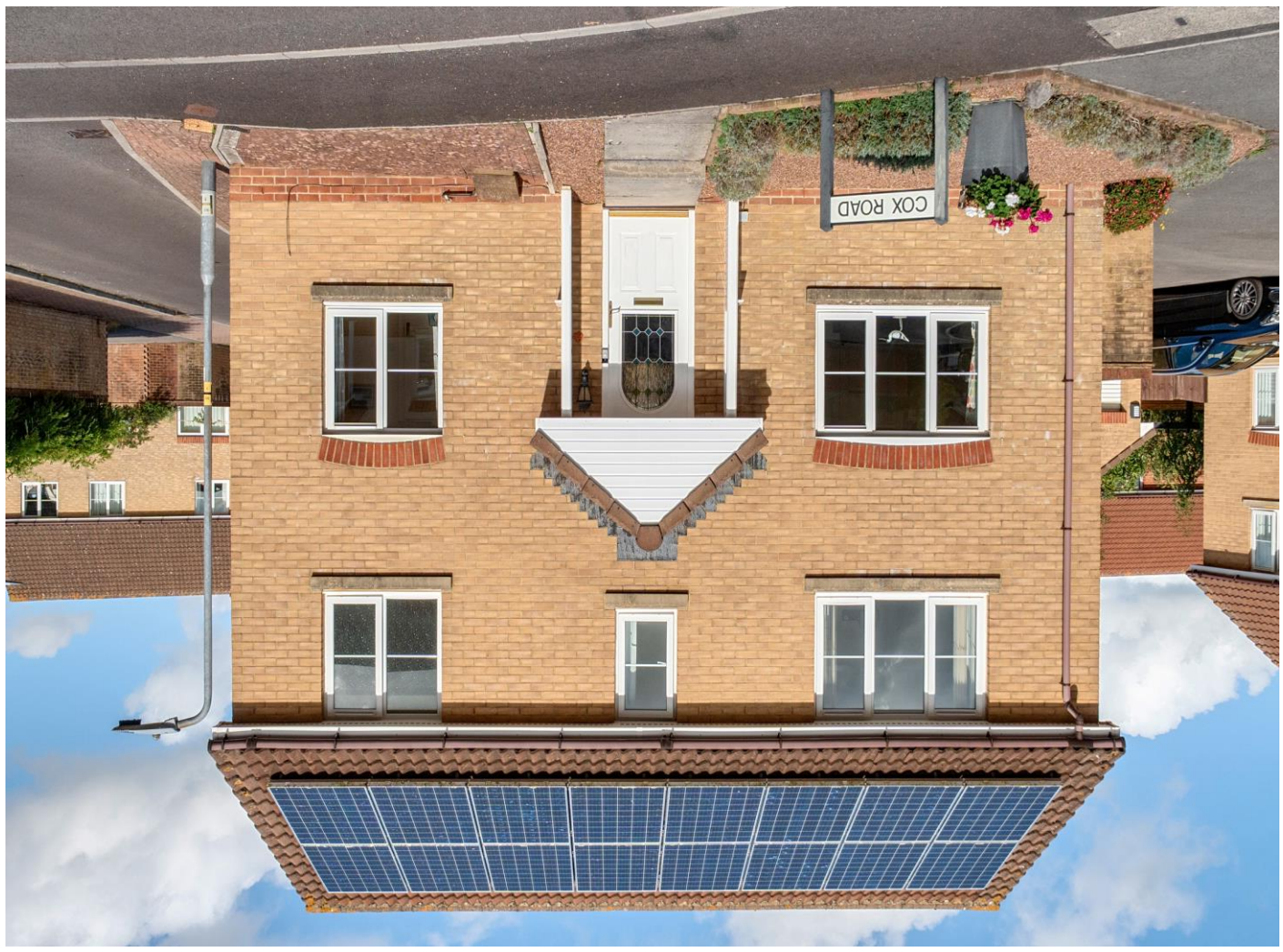
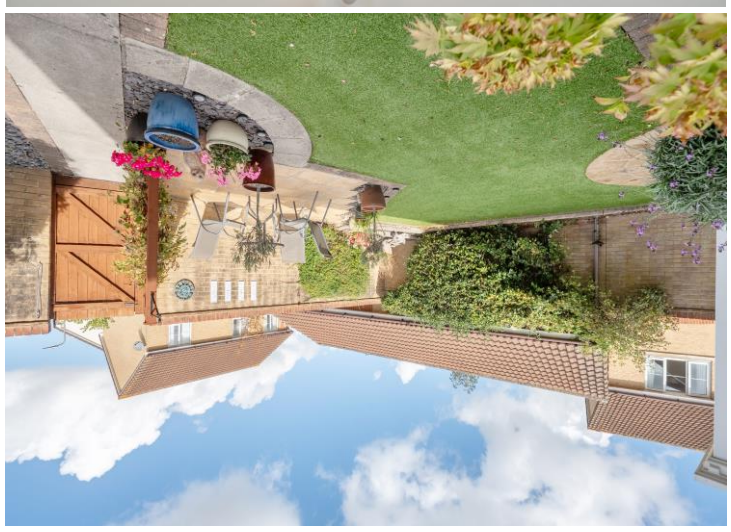
EPC

Wilkie May & Tuckwood





LOCATION: Cox Road forms part of the Burrough Way development which is located on the South side of Wellington, within close walking distance of Swains Lane Nature Reserve, children's play areas, Wellesley Park Primary School and the town centre. There is ease of access to the M5 from the Wellington bypass without having to pass through the town.

Wellington town centre is within walking distance with a good range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also a good assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant with its mainline railway station.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction turning left at the town centre traffic lights into South Street. On reaching the second mini roundabout bear right into Wellesley Park and take the second turning right into the continuation of Wellesley Park. Continue along to the end of this road and bear left at the mini roundabout into Swains Lane. Take the next turning on the right into Burrough Way and then take the first turning right and then immediately left into Immenstadt Drive. Follow this road to the very end just where it becomes Cox Road, number 29 will be seen on the right 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, solar panels (owned), telephone

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

Property Location: w3w.co///topic.tuck.dupe

Council Tax Band: E

Construction: Traditional cavity construction with a brick 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.

The Property Ombudsman rightmove

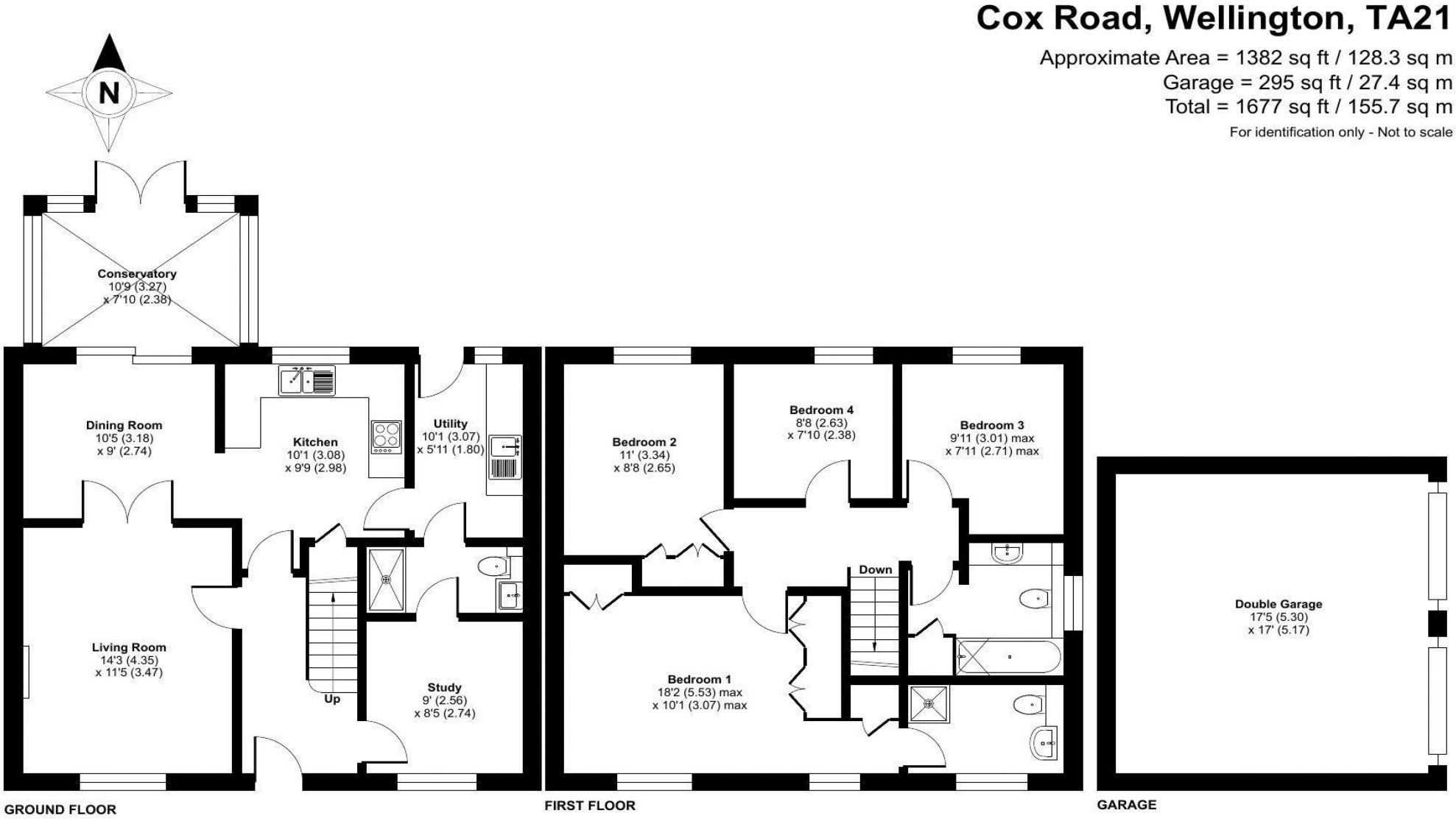
Tel: 01823 667799

29 High Street, Wellington, Somerset TA21 8QT

WM&T

Cox Road, Wellington, TA21

Approximate Area = 1382 sq ft / 128.3 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 1677 sq ft / 155.7 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: 1528622

A fabulous 4/5 bedroom detached home offering a good deal of flexible accommodation to perfectly suit a growing family's evolving needs. The property benefits from a double garage with driveway parking and occupies a pleasant plot position on this popular established development with views towards Wellington Monument and is just a short stroll from Swains Lane nature reserve. There are solar panels which are owned by the property.

The accommodation is arranged over two floors and briefly comprises; front door opens into the entrance hallway with stairs rising to the first floor and doors to the principal rooms. The sitting room is a generous size with ample space for furnishings, a feature fireplace and window to the front elevation. Double doors open into the dining room which in turn leads to the conservatory and out to the garden, creating a wonderful flow to the living space and out to the garden, ideal for entertaining guests.

The dining room is open plan in concept with the kitchen which is fitted with a comprehensive range of wall and base units with an integrated oven and hob and space for a dishwasher. The adjoining utility room is fitted with additional units and has space and plumbing for a washing machine and a tumble dryer. There is an external door to the garden alongside an internal door to the ground floor shower room which is connected to an additional reception room, offering a multitude of uses including annex potential.

To the first floor, there are four well proportioned bedrooms with bedroom two having fitted wardrobes. The master suite is a particularly generous size, offering a range of fitted wardrobes and a spacious en-suite shower room. The accommodation is completed by the family bathroom which is fitted with a three piece suite.

Externally, the property is set back from the road with a pathway leading to the front door. The main garden lies to the rear and has been designed with ease of maintenance in mind, offering the ideal space to sit out and relax. A rear pedestrian gate leads to the double garage with twin roller doors and power connected, alongside driveway parking.

- **4/5 bedroom detached family home**
- **Second reception with adjoining shower room**
- **Double garage and driveway parking**
- **Enclosed, low maintenance rear garden**
- **Close to Swains Lane nature reserve**