



**DIRECTIONS:** From our high street office proceed along South Street, passing Wellington School and bearing left at the 2nd mini roundabout leading towards Pyles Thorne Road. Continue through a short 20 mph zone, then turn left into Blackmoor Road/Oldway Park where the property can be found on the right hand side as indicated by our For Sale board.

**LOCATION:** Blackmoor Road is noted as one of the premier roads on the south side of Wellington and is a peaceful residential area with a mixture of both similar houses and bungalows. Beech Hill Stores is just a short distance from the property and Wellington town centre is also within easy walking distance. The town boasts a range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. 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 outside Wellington.

#### 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//hovered.skate.costumed](http://w3w.co.uk//hovered.skate.costumed)

**Council Tax Band:** D

**Construction:** Traditional cavity construction under a tiled roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 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.

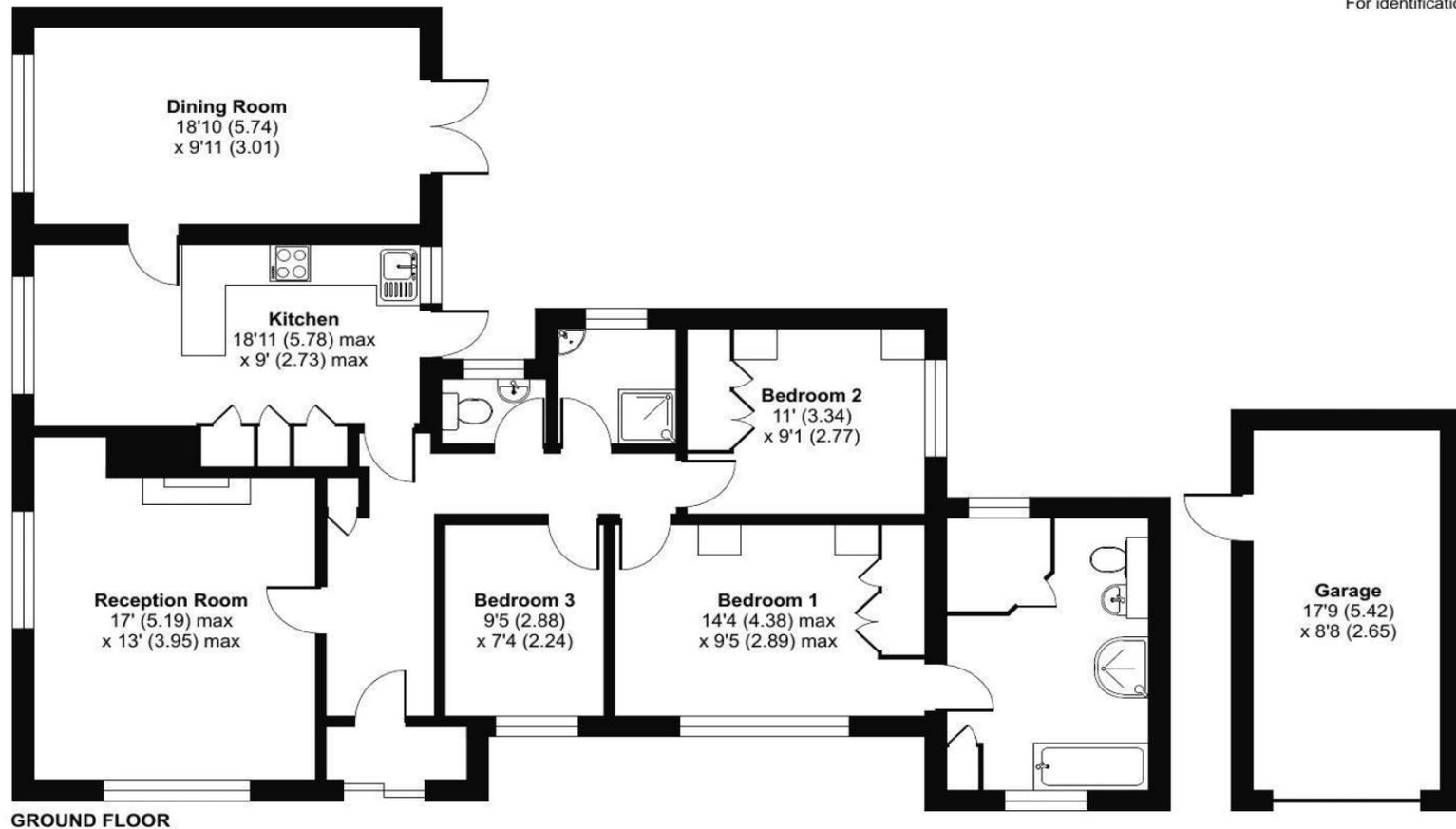
# Blackmoor Road, Wellington, TA21

Approximate Area = 1238 sq ft / 115 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1392 sq ft / 129.3 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. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1373283

Offered to the market with **NO ONWARD CHAIN**, 25 Blackmoor Road is a three bedroom detached bungalow situated on a corner plot on the South side of Wellington.

The property comprises in brief; a door into the porch with a further door into the hallway with access to the principal rooms. The sitting room features dual aspect along with a gas fire place and the kitchen/breakfast room offers wall and base units for storage with contrasting worktops and tiled splashbacks, a stainless steel sink and space for white goods and dining furniture. This room has three useful storage cupboards, a door to the rear garden and access to the dining room which in turn leads to the rear garden via French doors.

The sleeping accommodation sits to the right hand side of the property with three double bedrooms. The master is served by a generous ensuite with a four piece suite and a useful utility cupboard and the remaining rooms use the w/c and separate shower room.

Externally, the property sits on a corner plot, set back from the road and has gravel areas with mature shrubs along with driveway parking and a single garage with an up and over door. The rear garden is laid to gravel and patio with low maintenance in mind along with a useful storage shed.



- **NO ONWARD CHAIN**
- **Three bedroom detached bungalow**
- **South side of Wellington**
- **Corner plot**
- **Two reception rooms**
- **Garage**

