



LOCATION:

Springfield Road is a sought after area of Wellington leading off Waterloo Road and is particularly convenient for local amenities literally on hand to include Wellington Park, Sport Centre with adjoining Basins ideal for the dog walker with the town centre approximately 1/2 mile distant with a range of both independently run shops and larger national stores to include the well renowned Waitrose. There is regular bus service to the county town of Taunton which is approximately 7 Miles distance and the M5 can be accessed via junction 26 just outside the town.

DIRECTIONS:

From the Wellington town centre traffic lights proceed along North Street past the fire station, continue along taking the left hand turning signposted to the Sports Centre. Follow the road around to the right hand side into Springfield Road where the property will be seen towards the very end 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//crop.stag.confining

Council Tax Band: B

Construction: Brick 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 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.

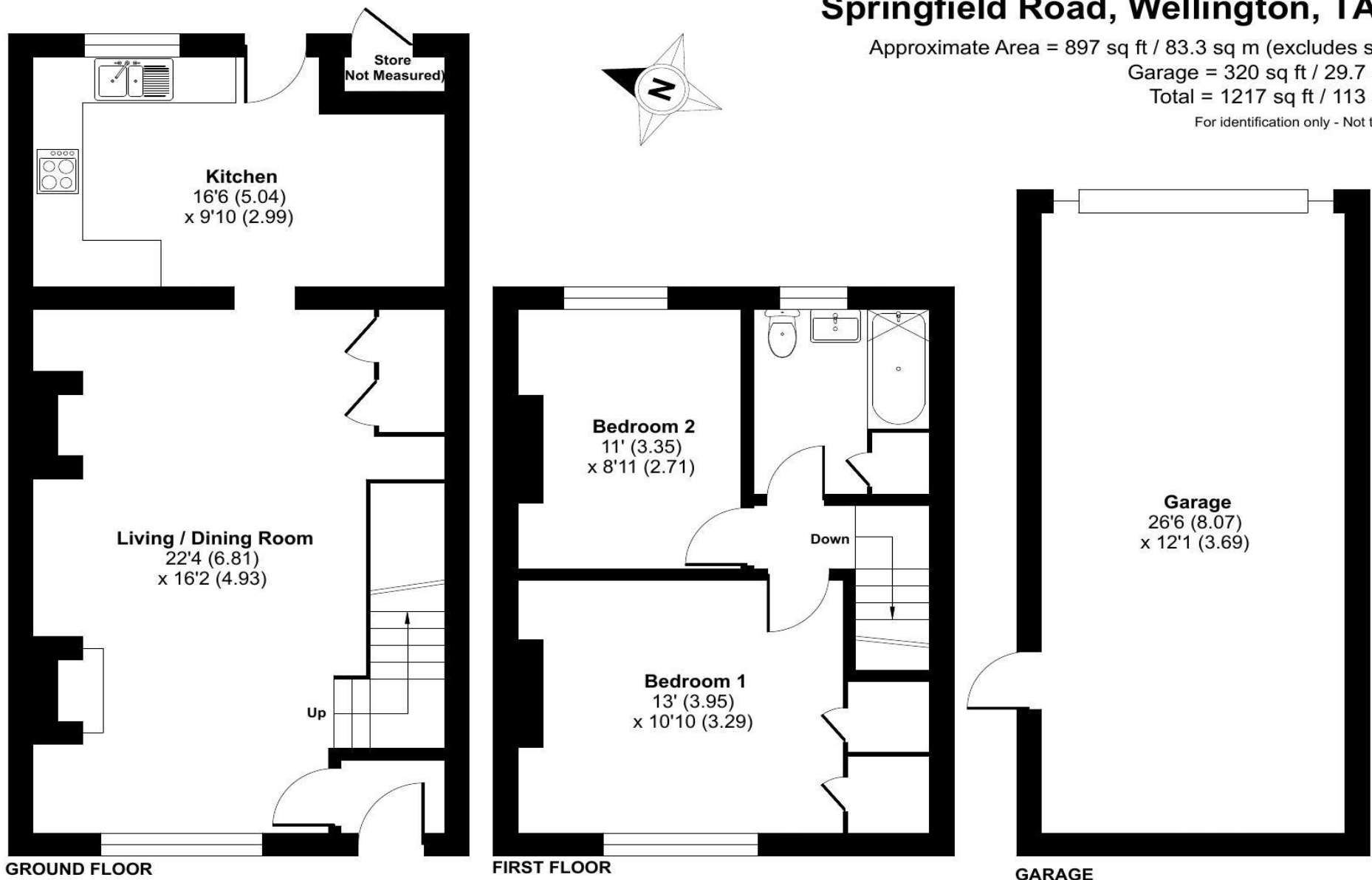
Springfield Road, Wellington, TA21

Approximate Area = 897 sq ft / 83.3 sq m (excludes store)

Garage = 320 sq ft / 29.7 sq m

Total = 1217 sq ft / 113 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). © nixecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1471053

9 Springfield Road is a charming two bedroom mid terrace character property set in this sought after location within walking distance of the town centre and local amenities plus The Basins.

The property is offered to the market with vacant possession and **NO ONWARD CHAIN** and would make a fantastic home for an incoming buyer.

The accommodation on offer briefly comprises; front door opens into entrance porch with a further door into a spacious open plan sitting/dining room with built in storage, stairs to the first floor and a window to the front elevation. To the rear there is a kitchen/breakfast room fitted with a comprehensive range of wall and base units with an integrated oven and hob and door to the garden.

To the first floor there are two double bedrooms and a family bathroom fitted with a three piece suite with large built in cupboard. Externally, the property is set back from the road with a path leading to the front door.

The main garden lies to the rear and has been designed with ease of maintenance in mind, predominantly laid to patio and gravel. At the far end of the garden there is a garage and off road parking. The property is fitted with uPVC double glazing and warmed by gas fired central heating.



- Two bedroom terraced character property
- Garage and off road parking
- Low maintenance garden
- Close walking distance to The Basins
- **NO ONWARD CHAIN**

