



Location: The property is located on the south side of Wellington. The prestigious Wellington School is just a short stroll from the property along with the popular Wellesley Park Primary School. The town centre is easily accessible within a 5-10 minute walk and has a good range of both independently run shops and larger national stores such as the well renowned Waitrose. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town

Directions: From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing left at the second mini roundabout into Pyles Thorne Road. Continue along this road for approximately 1/4 of a mile turning right into Oakfield Park and continue going through the development where the house 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, telephone

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

Property Location: w3w.co//softly.pepper.brilliant

Council Tax Band: E

Construction: Tradition cavity construction, brick and block with 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: medium **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

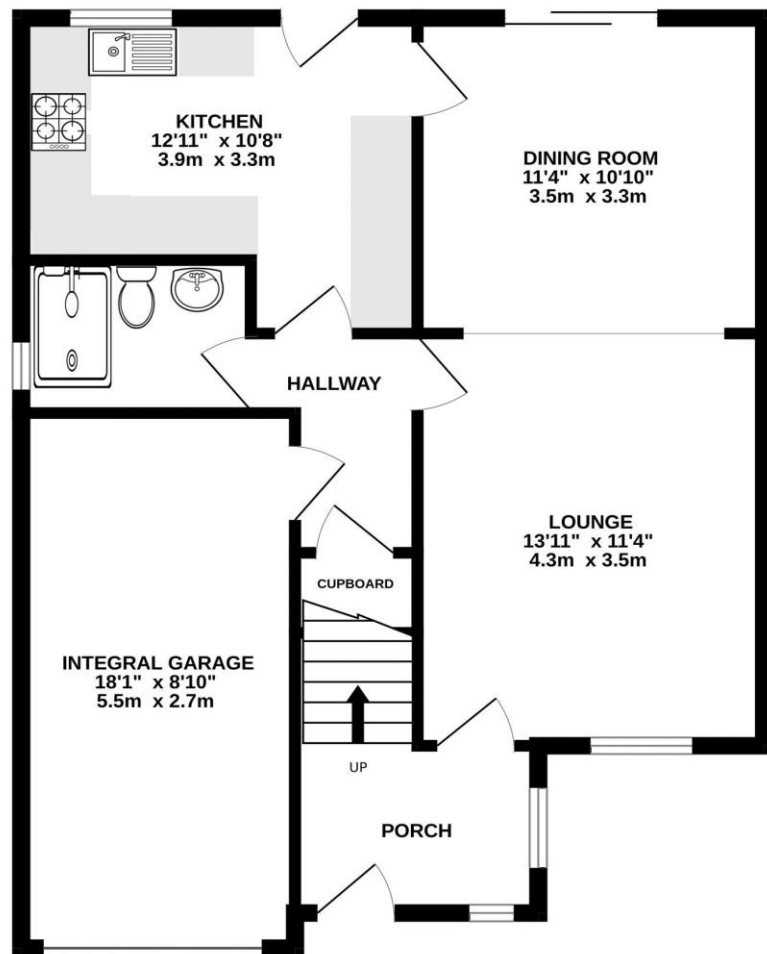
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

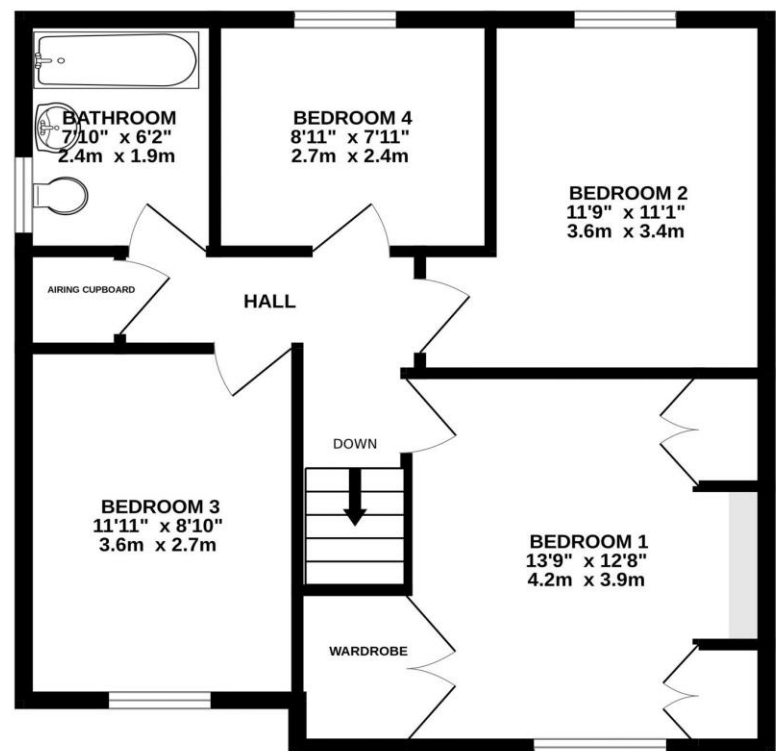
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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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22 Oakfield Park is a deceptively spacious four bedroom detached family home situated in this popular established residential area on the south side of Wellington and within walking distance of the town centre.

The accommodation on offer comprises in brief; front door opens into a good size entrance hallway, stairs to the first floor and a door through to the sitting room. The sitting room provides ample space for all everyday furnishings and a window to the front elevation allowing natural light to flow through the ground floor. Archway leading to the dining room which in turn leads to the kitchen and out into the garden creating a wonderfully flexible space with an open flow of the living spaces into the garden, ideal for entertaining in the summer months.

The kitchen itself is fitted with a comprehensive range of units with contrasting work surfaces and space for appliances. There is a rear door to the garden and a further door into an inner hallway which provides access to a large under stairs cupboard, downstairs shower room and integral garage with plumbing for a washing machine and potential to convert into an additional reception room or bedroom subject to necessary consents.

To the first floor, there are three double bedrooms and a spacious single bedroom. Bedrooms one and three having the added benefit of built in wardrobes. The family bathroom comprises a three piece peach suite with an electric shower over the bath. To the first floor landing there is a built in airing cupboard housing the gas fired boiler.

Externally, the property is set back from the road with off road parking for three vehicles and a garage with light and power connected. The main garden lies to the rear of the property, there are two side gates to the garden allowing pedestrian access.



- NO ONWARD CHAIN
- Spacious detached home
- Ample off road parking
- Integral garage with conversion potential
- Established residential area
- Walking distance to High Street and schools
- Corner plot

