



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 our office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, proceed straight forward, continue until you see the Monument View development on your left hand side, turning into the development continue forward and at the 'T' junction take a right, then left then right again and the property can be found on the right hand side.

AGENTS NOTE: As with many new developments there will be an annual contribution to communal green areas which is approximately £184 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

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//blackmail/horseshoe/hammer

Council Tax Band: C

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 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:

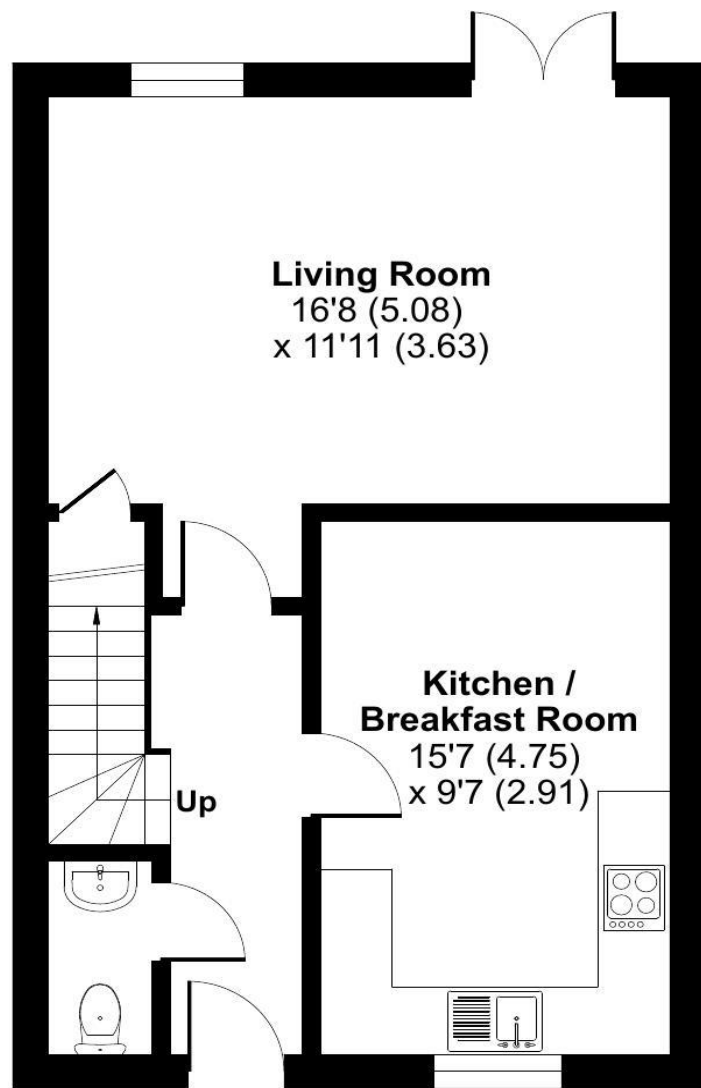
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

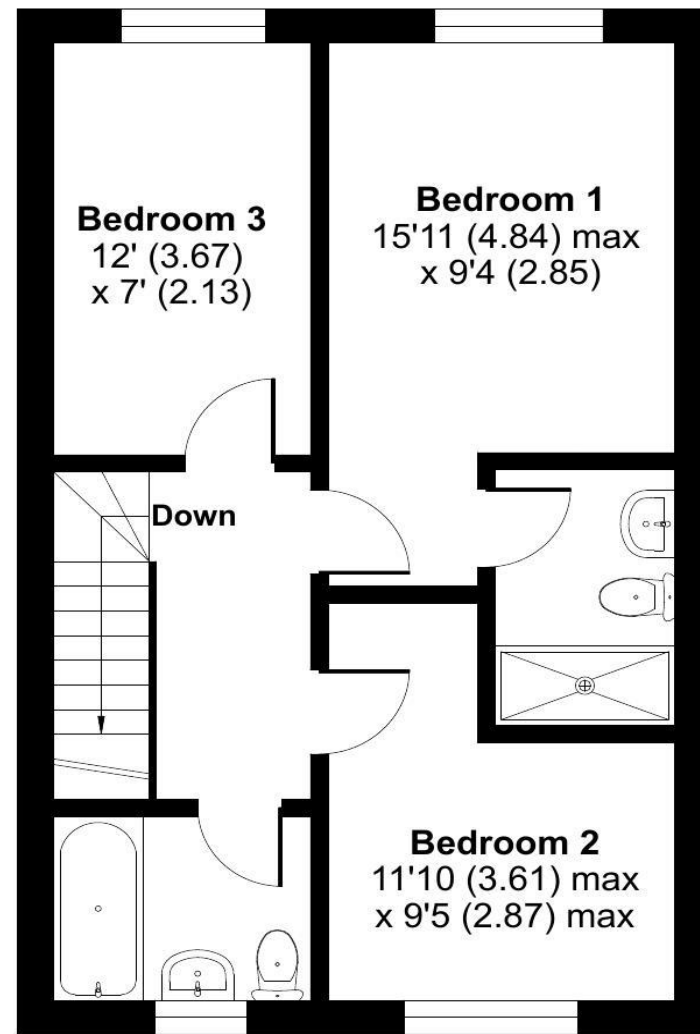
Odette Avenue, Wellington, TA21

Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 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: 1399996

Presented in show home condition throughout and benefitting from two allocated parking spaces, this three-bedroom semi-detached house enjoys open views over parkland along with distant views to the hills. Offered to the market with **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises a storm porch leading into a hallway which also offers a useful understairs cupboard, perfect for shoes and coats along with access to the principal rooms. The spacious kitchen/diner is situated to the front aspect and provides a contemporary array of matching wall and base units with contrasting worktops along with plenty of space for all kitchen appliances alongside a wall mounted boiler and adequate space for dining furniture. The real focal point to the room is the lovely uninterrupted views towards the Quantocks. The generous sitting room expands the width of the house with plenty of space for everyday soft furnishings and benefits from French doors opening directly into the rear garden. Completing the ground floor is a useful cloakroom.

To the first floor there are three bedrooms; two of which are doubles bedrooms along with a single which the current homeowner uses as a dressing room whilst the master bedrooms overlooks the rear aspect and offers a modern en-suite. Completing the internal accommodation is the family bathroom providing a white three piece suite.

Externally the property offers two allocated parking spaces along with side gated access to the level rear garden, which is fully enclosed by fencing and offers a useful shed and has the added benefit of an extended patio area, perfect for entertaining in the warmer months. 18 Odette Avenue is close to road networks and decorated throughout in neutral tones thus allowing an incoming buyer to simply move straight in.



- **NO ONWARD CHAIN**
- **Two allocated parking spaces**
- **Immaculate condition throughout**
- **Open outlook and views to hills**
- **Close to road and rail networks**
- **Low cost energy**
- **Remainder NHBC warranty**

