



LOCATION: Immenstadt Drive forms part of the Burrough Way development which is located on the South side of Wellington, within close walking distance of Swain 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. where the property will be seen after a short distance 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///remarks.lowest.handfuls

Council Tax Band: F

Construction: Timber frame 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>

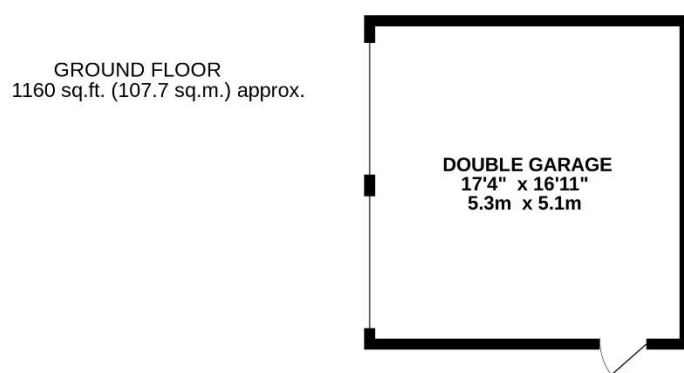
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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.

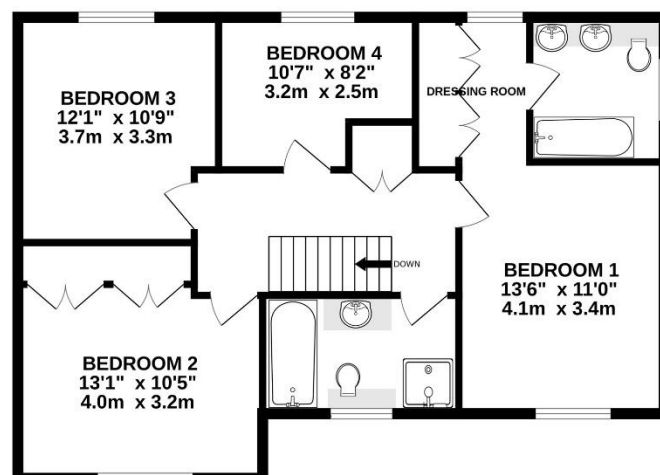
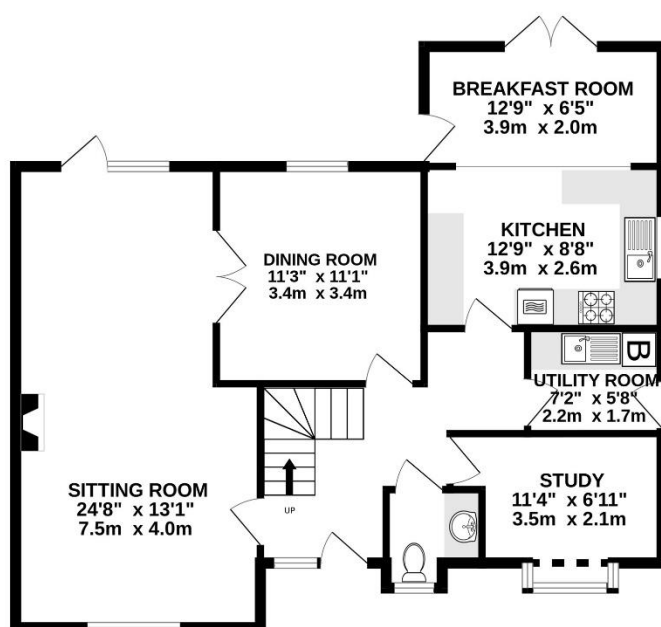
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 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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A large 4 bedroom detached family home with West facing garden, double garage and offered to the market with vacant possession and **NO ONWARD CHAIN**.

The accommodation on offer comprises in brief; front door opens into the entrance hallway with stairs rising to the first floor, a downstairs cloakroom and doors to the principal rooms. The sitting room is a particularly generous size with ample space for all everyday furnishings, a feature fireplace, window to the front elevation and door to the garden. Double doors open into the dining room which in turn leads back to the hallway, creating a great sense of flexible space, ideal for hosting friends and family.

The kitchen is fitted with a range of wall and base units with an integrated oven and hob and space for further appliances. A breakfast bar return created intentional space for a breakfast area where there is space for a table and chairs and further doors leading to the garden. Adjacent to the kitchen is a study with a continuation of units, sink and plumbing for appliances.

Completing the ground floor is a home office which would also be used as a playroom or snug.

To the first floor, there are four bedrooms serviced by the family bathroom which is fitted with a bath, walk in shower, WC and hand wash basin. The master bedroom is a particularly generous size complete with dressing area with en-suite bathroom comprising a bath, WC and his'n'hers hand wash basins.

Externally, the property is set back from the road. The garden lies to the rear and is predominantly laid to lawn and patio with direct access via a personnel door into the double garage with light and power connected and twin up and over doors. There is off road parking for three vehicles.



- Large 4 bedroom detached family home
- Master suite with dressing area and bathroom
- Double garage and parking for three vehicles
- Walking distance to children's play areas and Swains Lane Nature Reserve
- **NO ONWARD CHAIN**

