26 Oakfield Park
Wellington
TA21 8EY
£475,000 Freehold

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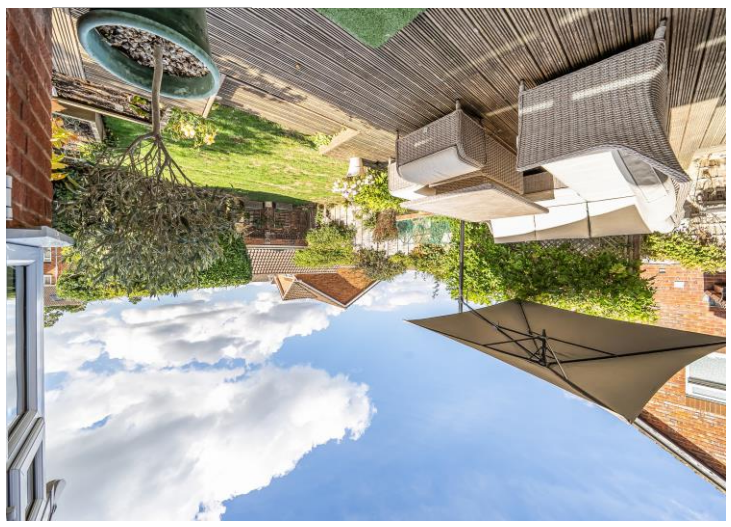
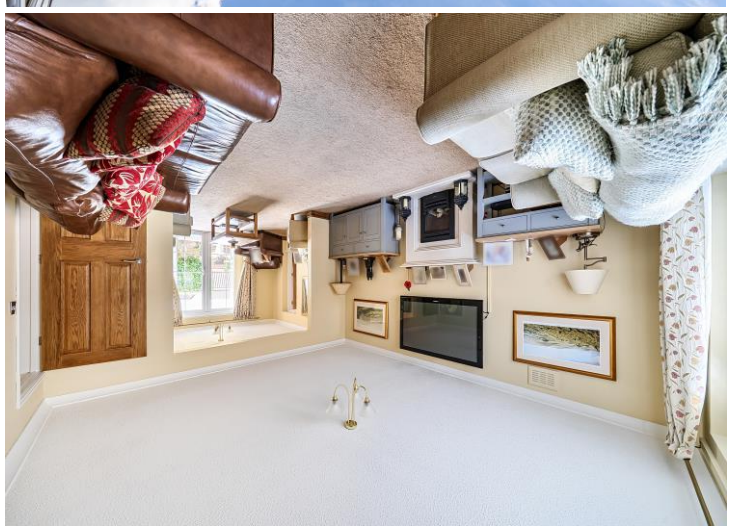
EPC

Wilkie May & Tuckwood





LOCATION: The property is located on one of the most sought after developments on the south side of Wellington with a pleasant mix of detached family homes. The prestigious Wellington Public 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 town itself stands between the River Tone and the Blackdown Hills. 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 towards the end 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///stub.hike.remainder
Council Tax Band: E
Construction: Traditional cavity construction 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 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.

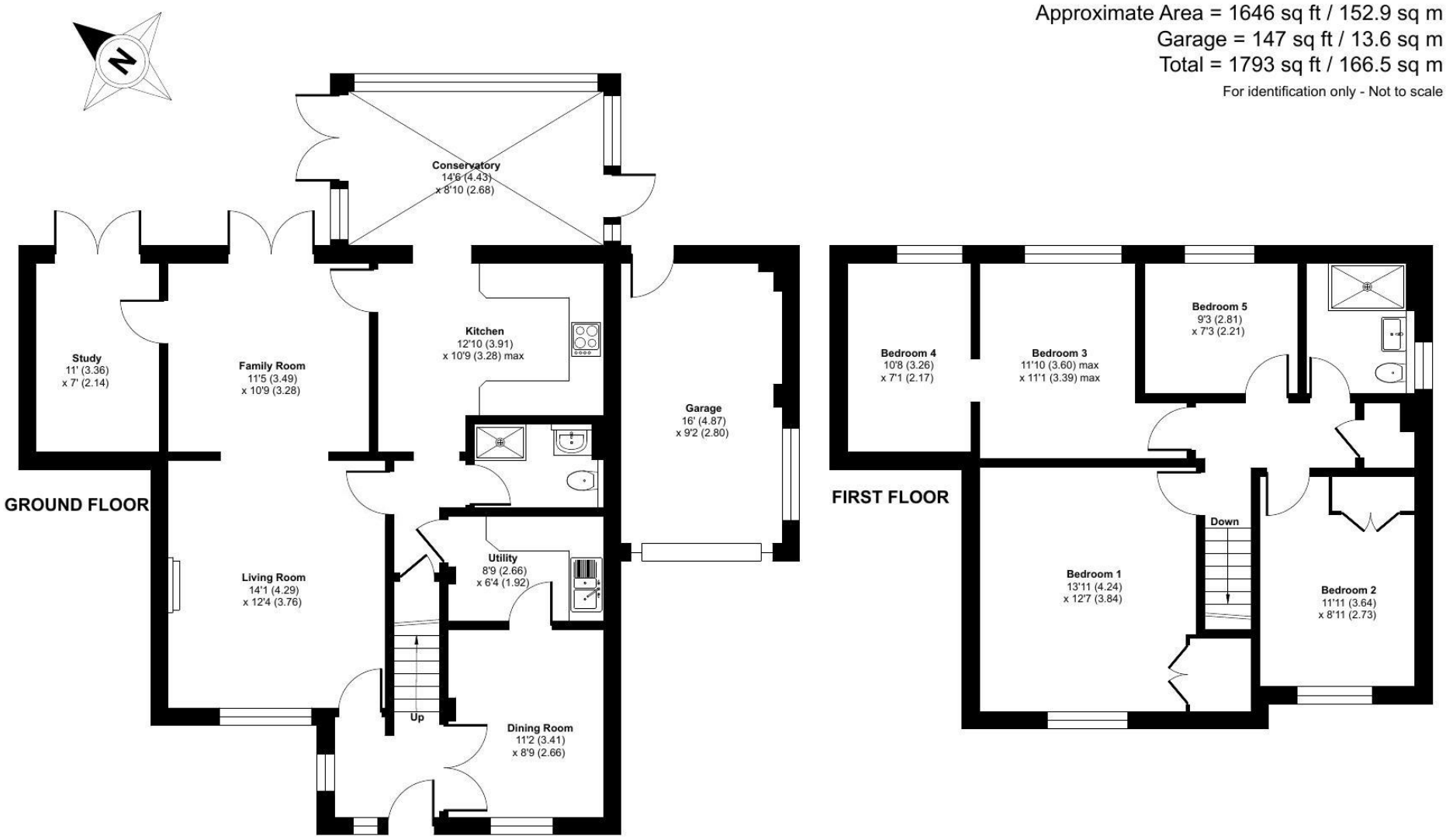
The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

Oakfield Park, Wellington, TA21

Approximate Area = 1646 sq ft / 152.9 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1793 sq ft / 166.5 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 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1526060

26 Oakfield Park is a beautifully presented and extended detached family home situated in a sought after location on the south side of Wellington within walking distance of the town centre. The property offers a good deal of flexible accommodation with annex potential, ideal for everyday family life.

The living accommodation comprises a particularly large sitting room, garden room and home office all with French doors to the garden creating an open flow of the accommodation to the outside space, perfect for entertaining guests, particularly in the Summer months. The kitchen is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces, integrated double oven, under counter fridge and freezer and space for a dishwasher. The property enjoys a separate utility room with space and plumbing for a washing machine and tumble dryer. The original garage has been cleverly converted to create a separate dining room and could also be used as an annex area due to the adjacent utility space and downstairs shower room.

To the first floor there are four generously sized bedrooms with the two largest benefiting from built in wardrobes and bedroom three leading into an additional room that could be used as a nursery, dressing room or as connecting bedrooms for children. The family bathroom is fitted with a modern shower suite with double walk in shower.

Outside, the property is set back from the road with ample off road parking to the front with electric vehicle charging point, in turn leading to the garage with personnel door to the garden. The rear garden is predominantly laid to lawn with flower and shrub borders and a large decking area adjacent to the house.

- **Detached family home**
- **Potential to create 6 bedrooms**
- **Flexible living accommodation with multiple reception spaces**
- **Annex potential**
- **Garage and driveway parking**
- **Electric vehicle charging point**