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LOCATION: The Mansion House is set within easy walking distance of the town centre with country walks through the fields less than 1/2 mile. The town of Wellington offers a wide range of independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from a range of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 9 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 outside Wellington.

DIRECTIONS: From our High Street office proceed in the Exeter direction, turning right at the town centre traffic lights into North Street, turning second left into Courtland Road where The Mansion House can be found on the left hand side.

LEASEHOLD INFORMATION: The apartment is leasehold with a newly created lease of 999 years from March 2006. A monthly service charge is levied to cover the day to day running costs. The current charge of £60 per month covers Buildings Insurance, Cleaning of Communal areas, Gardening, Servicing of the integrated fire alarm system, admin costs and minor maintenance bills. Each of the six owners contributes one sixth towards large maintenance and regulatory compliance costs.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating,

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

Property Location: w3w.co.uk/trucks.tractor.vegetable

Council Tax Band: B

Construction: Brick construction with external render 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 200 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>

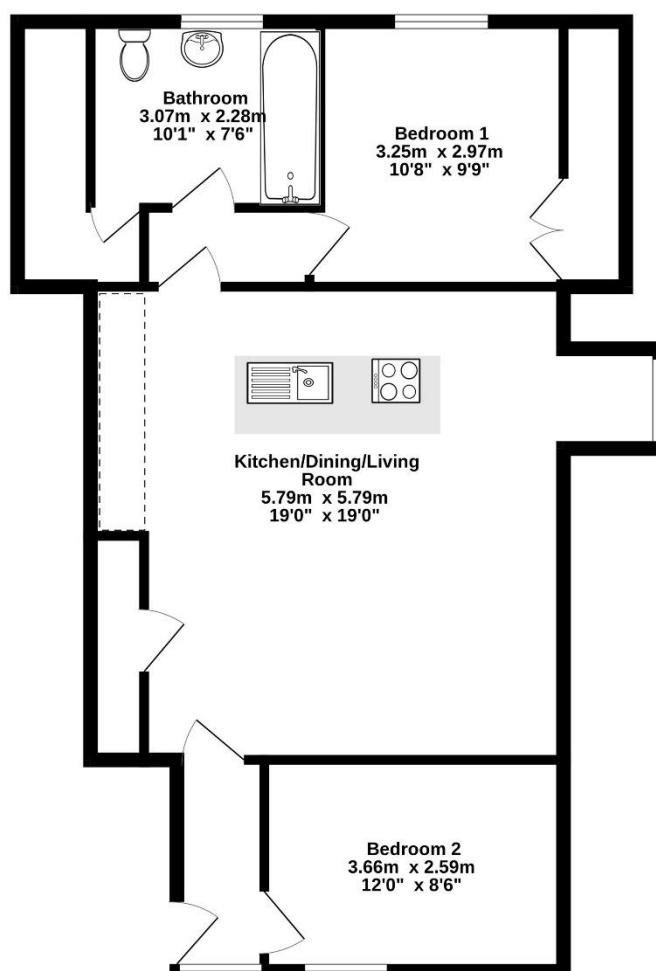
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



TOTAL FLOOR AREA : 69.2 sq.m. (745 sq.ft.) 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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**Wilkie May
& Tuckwood**

The Penthouse is an impressive two double bedroom top floor apartment set in a fabulous central tucked away position in a period building, only a short level walk to the town centre and local amenities. The property benefits from two allocated parking spaces and a level enclosed garden. The Mansion House is believed to date back some 125 years, with an array of interesting features and was subsequently turned into 6 generously sized apartments, with great effort having been made to retain much of the building's original character. The property is now offered to the market with NO ONWARD CHAIN.

The accommodation, which has been designed with an open plan concept briefly comprises a generous entrance hallway leading to all main principal rooms. The main 19ft dual aspect open plan sitting/dining room/kitchen is spacious in size and offers two distinctive spaces for both a sitting area offering plenty of entertaining space and a kitchen area providing a single oven, ceramic hob and white base units with contrasting worktops and an integrated washing machine, fridge and freezer. The master is positioned to the front and is flooded by natural light and offers eaves storage whilst bedroom two is another double and overlooks the rear with views over the rear garden. Both bedrooms are serviced by the family bathroom offering a contemporary three-piece white suite with an electric shower over the bath.

Externally the property is approached by a shared driveway and enjoys a level garden laid to lawn offering a sunny aspect, in addition to two allocated parking spaces. The apartment benefits from a modern interior along with uPVC double glazing and is warmed by gas central heating.

A further selling point for the property is that it will be a condition of the sale that a buyer is to use the apartment for their own occupation and cannot be sub let. This condition already applies to the other five flats that are all owner occupied.



- **NO ONWARD CHAIN**
- **Two double bed top floor apartment**
- **Modern and contemporary interior**
- **Two allocated parking spaces**
- **Tucked away position**
- **Open plan concept**
- **Gas central heating & uPVC double glazing**

