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Location: Champford Lane is ideally located within a short walk of the town centre yet with equal ease of access to the Wellington by-pass which in turn leads to Junction 26 of the M5 motorway located just outside the town. Wellington itself boasts a 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 7 miles distant with its main line railway station.

Wellington itself stands between the River Tone and the Blackdown Hills and is steeped in history with associations to the 'Iron Duke' of Wellington who is renowned for his military exploits. The well-known landmark, Wellington Monument was built to celebrate the Duke's victory over Napoleon at the Battle of Waterloo. Wellington is also mentioned in the Doomsday Book and later featured in the defeat of the Monmouth Uprising.

Directions: From our office proceed to the Wellington town centre proceed in the Exeter direction into Fore Street which becomes Mantle Street. Pass the Wellesley Cinema on the left and take the second turning left into Champford Lane and the driveway approach to number 30 is immediately before The Cottage Pub then turn left where the property will be found 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 County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: liked.fittingly.flush.

Council Tax Band: B

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 80 Mbps download and 20 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

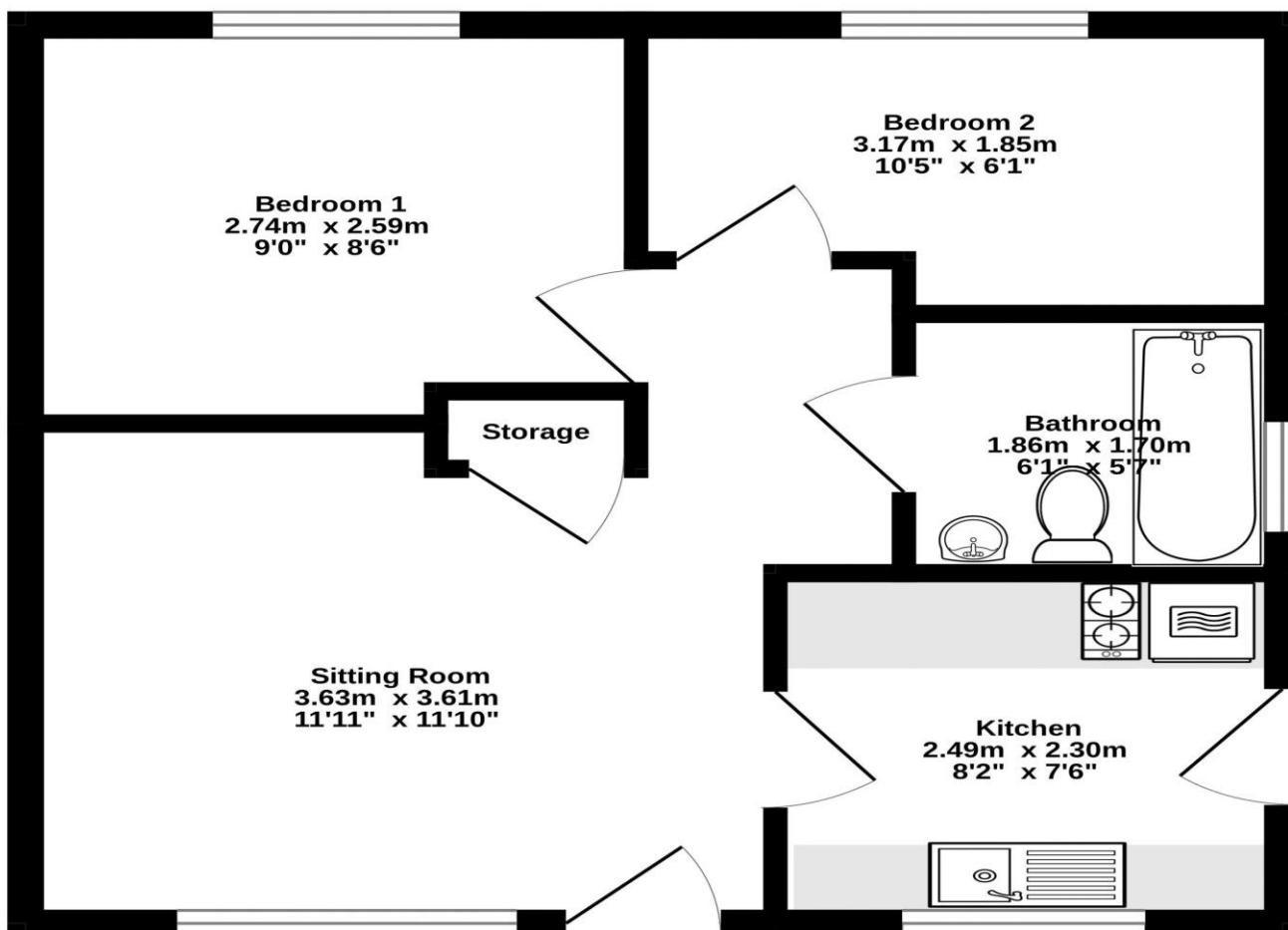
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. 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
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 36.3 sq.m. (391 sq.ft.) approx.
Whilst every care has been taken in the preparation of these floor plans, 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**

30 Champford Lane is a two bedroom detached bungalow within walking distance to the town centre and enjoying a tucked away position, presented to the market with NO ONWARD CHAIN.

The accommodation comprises in brief: a living room with views over the frontage and two bedrooms to the rear of the property. To the front aspect there is a kitchen providing a range of units and an eye level built in oven, space for a washing machine and fridge freezer along with a uPVC to the side aspect. Completing the internal accommodation is a family bathroom offering a white three piece suite including a shower over head.

Externally the property is approached via a shared driveway and is nicely tucked away with no passing traffic. The generous front garden is laid to gravel with low maintenance in mind whilst to the rear is approached via a side gate leading to a fully enclosed level courtyard garden laid to patio. There is a single garage with driveway parking for one vehicle along with additional parking directly in front of the bungalow.

Furthermore, this home benefits from being warmed by gas central heating and uPVC double glazing and is perfectly positioned for those wishing to walk into town to enjoy all the local amenities.



- No Onward Chain
- Detached Bungalow
- Garage
- Low Maintenance Garden
- Tucked away position
- Close to Town Centre