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LOCATION: Set in a delightful location within a courtyard setting with the town centre just a short stroll away alongside the sports centre with its own swimming pool and a host of clubs including the rugby club, indoor and outdoor bowling clubs, squash club and football/cricket club. The property is located close to the local Grade II Wellington park and the Basins, a delightful local nature reserve.

The local schools are also within walking distance to include Beech Grove Primary School, Court Fields Community Secondary School and Wellington Public School.

Wellington itself boasts an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is regular bus service to the county town of Taunton which is approximately 7 miles distance and the M5 can be accessed via junction 26 just outside the town.

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 and then next left into Hills Mews.

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///soaps.boomed.insisting

Council Tax Band: C

Construction: Brick with a rendered exterior

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.

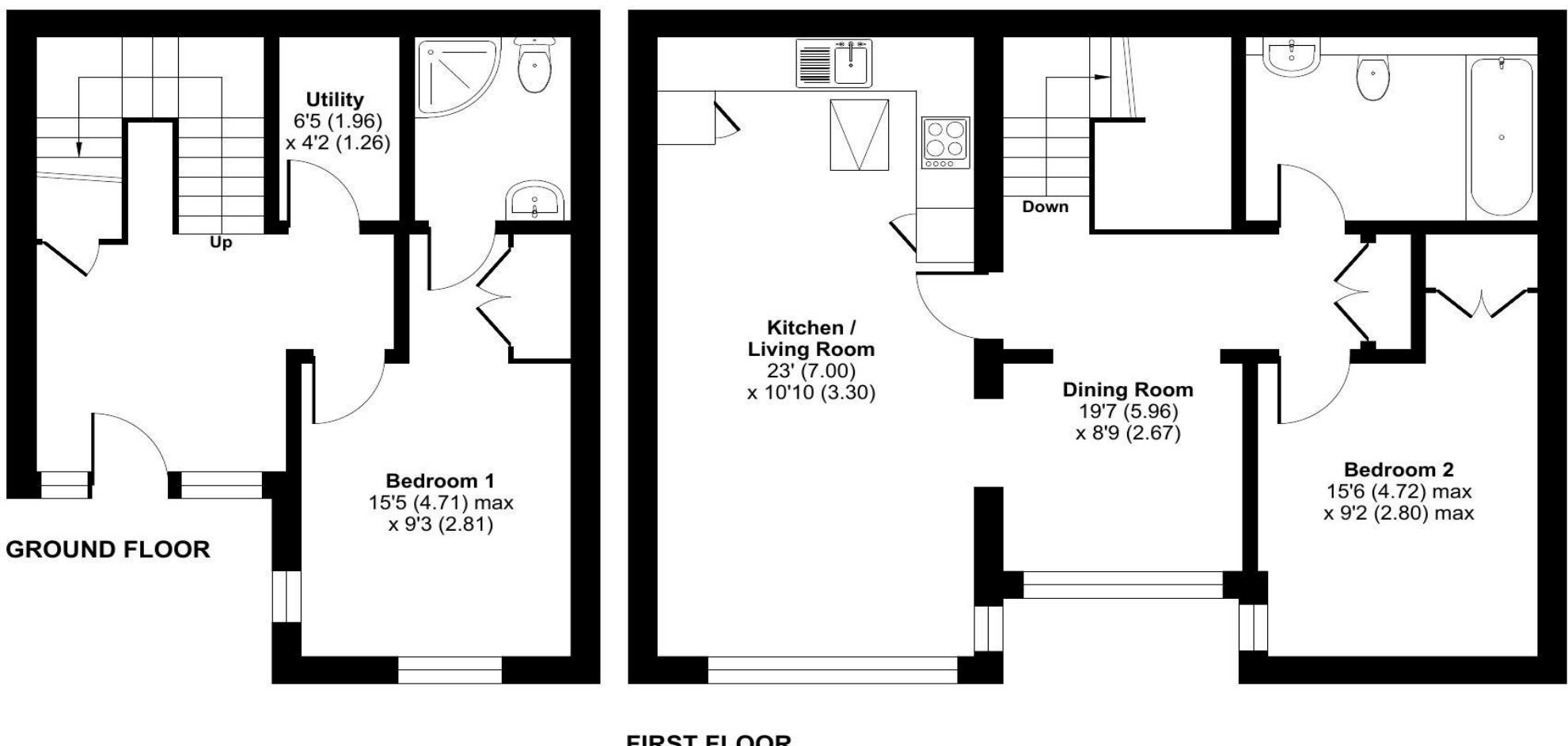
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Hills Mews, Courtland Road, Wellington, TA21

Approximate Area = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



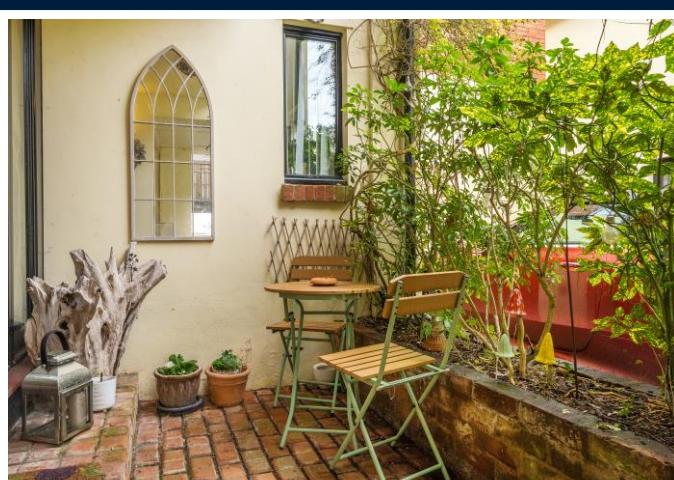
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1406105

A charming two double bedroom mews style cottage within a courtyard setting of just 4 properties. The property benefits from double glazing, gas fired central heating, a parking space and is within close walking distance of the town centre and Wellington Park. Offered to the market with NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into a spacious entrance hall with stairs to the first floor, useful under stairs storage cupboard, utility room and access to the principal bedroom with built in wardrobe and en-suite shower room.

Stairs rise and turn to the first floor where the open flow of the living accommodation includes a kitchen fitted with a comprehensive range of units with granite worktops, opening into the sitting room and then around into a dining area which enjoys plenty of natural light. There is an additional double bedroom alongside a spacious family bathroom.

Outside, the property is set back from the road, approached via a shared courtyard. There is a small seating area to the front of the property and covered parking for one vehicle.



- Two double bedrooms with en-suite and family bathroom
- Open plan living accommodation
- Off road parking
- Close walking distance to the town centre and Wellington Park
- NO ONWARD CHAIN