



**LOCATION:** Set in a lovely location, The Corams is ideal for modern family lifestyle with the town centre just 1/2 mile away and country walks less than 1/4 mile. The celebrated and restored local Grade II Wellington Park is a short stroll away as are the Basins, a delightful local nature reserve. The nearby sports centre has its own swimming pool alongside a host of clubs including rugby, cricket and football. 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 also a good range of educational, leisure and recreational facilities such as the cinema and sports centre with indoor swimming pool. 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. Continue along this road, passing the police station on the right hand side as the road becomes Waterloo Road. A short distance down, The Corams Development will be found on the left hand side with No. 2 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//steam.searcher.palace](http://w3w.co//steam.searcher.palace)

**Council Tax Band:** D

**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:

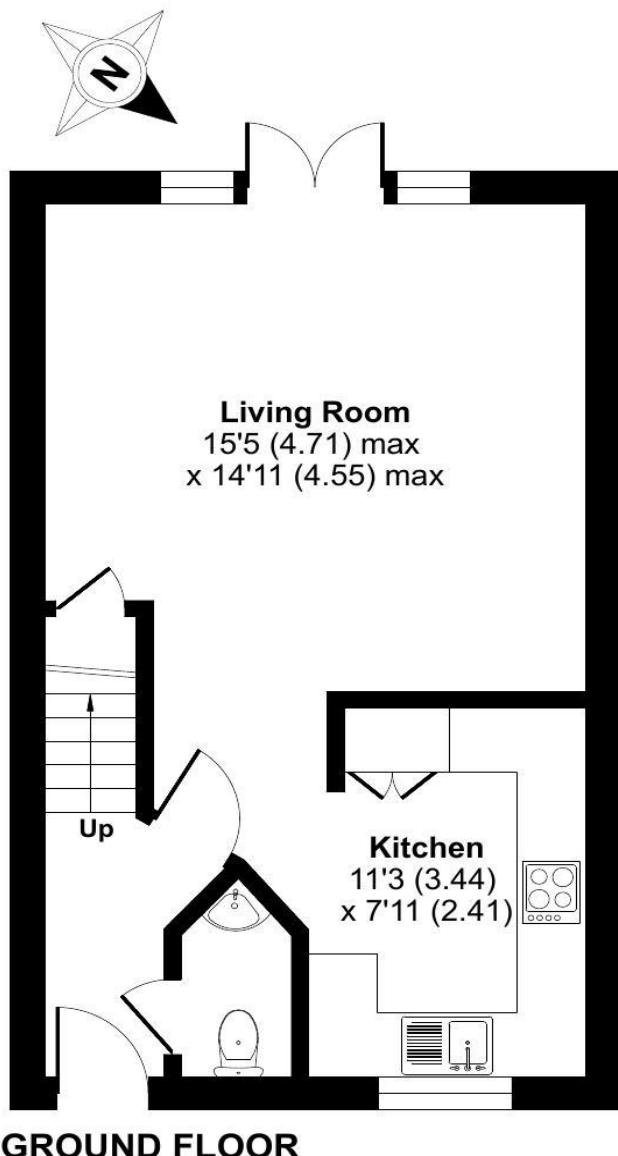
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

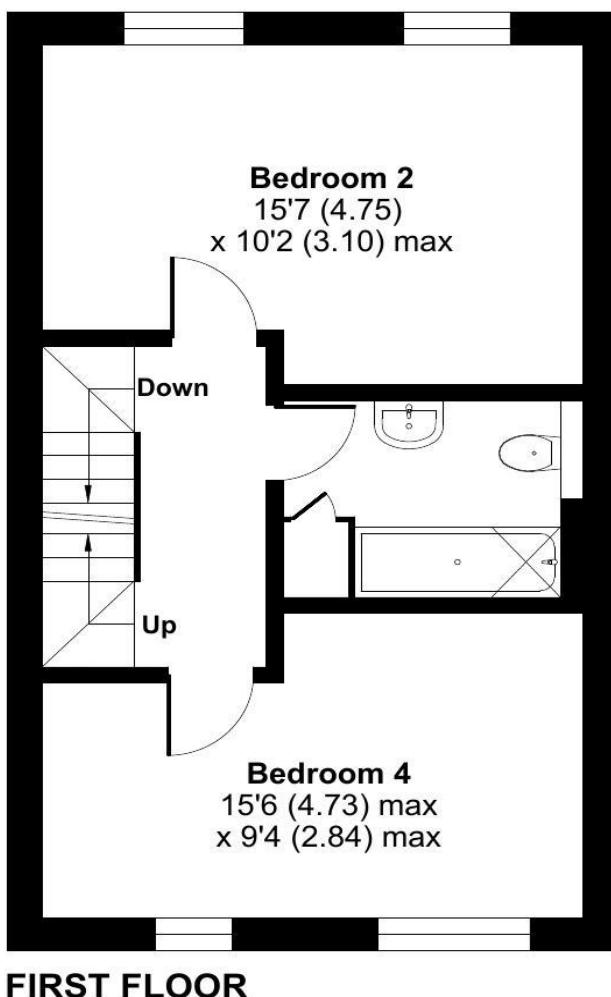
# The Corams, Waterloo Road, Wellington, TA21

Approximate Area = 1239 sq ft / 115.1 sq m

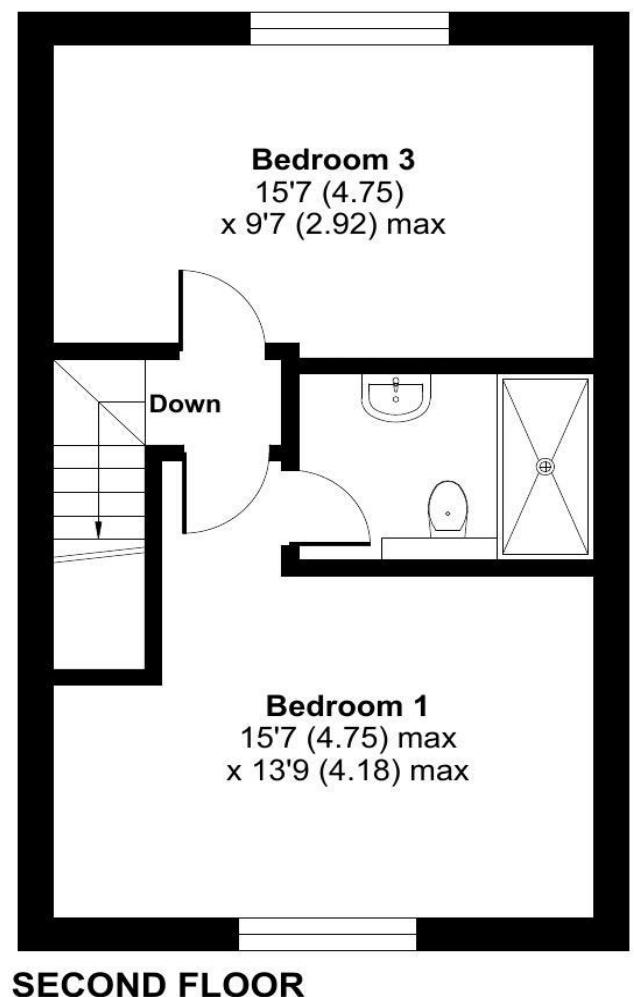
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

 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: 1400303

A deceptively spacious four bedroom terraced family home situated within walking distance of Wellington town centre, with allocated parking for one vehicle and views to the rear across Wellington rugby club. The layout of the property allows for an incoming buyer to use the space flexibly to suit their needs.

The accommodation is arranged over three floors and briefly comprises; front door opens into the entrance hall with a cloakroom, stairs to the first floor and a door through to the open plan sitting/dining room with French doors to the garden and adjacent kitchen fitted with a comprehensive range of units with an integrated fridge/freezer, washing machine, dishwasher, cooker and hob.

To the first floor there are two double bedrooms with a family bathroom fitted with a three piece suite. To the second floor there is a master bedroom with en-suite shower room and additional double bedroom.

Externally, the property is set back from the road with allocated parking for one vehicle. The garden lies to the rear and is predominantly laid to lawn with a useful timber shed.



- Accommodation arranged over 3 floors
- Exclusive small development
- Far reaching views to rear
- Allocated parking
- 4 double bedrooms
- Master en-suite

