



Agent's Note: Please note that plans have been submitted for a housing development on the fields at Popes Lane.

LOCATION: Blackdown Road sits on the outskirts of Wellington on the edge of Rockwell Green, with a good range of amenities to include convenience store, public house, Italian restaurant, post office, Church, primary school and a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities to include a Sports Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 8 miles distant and the M5 can be accessed just outside the town at Junction 26.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green turn left into Popes Lane and continue along this road, taking the first right into Blackdown Road where the property will be seen on the left 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: w3w.co/creatures.monday.zeal

Council Tax Band: B

Construction: Traditional cavity construction with a rendered outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good outdoor and limited indoor 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: 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>

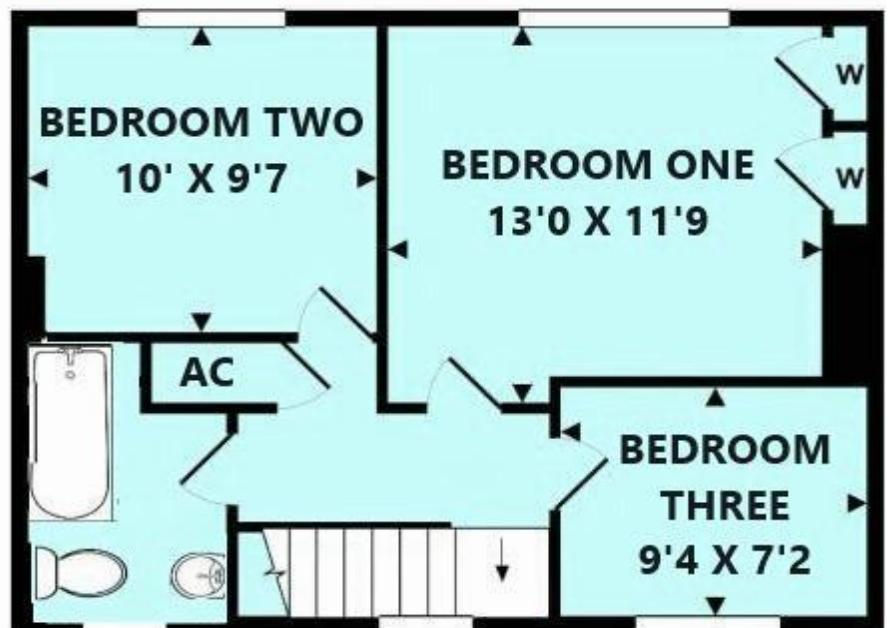
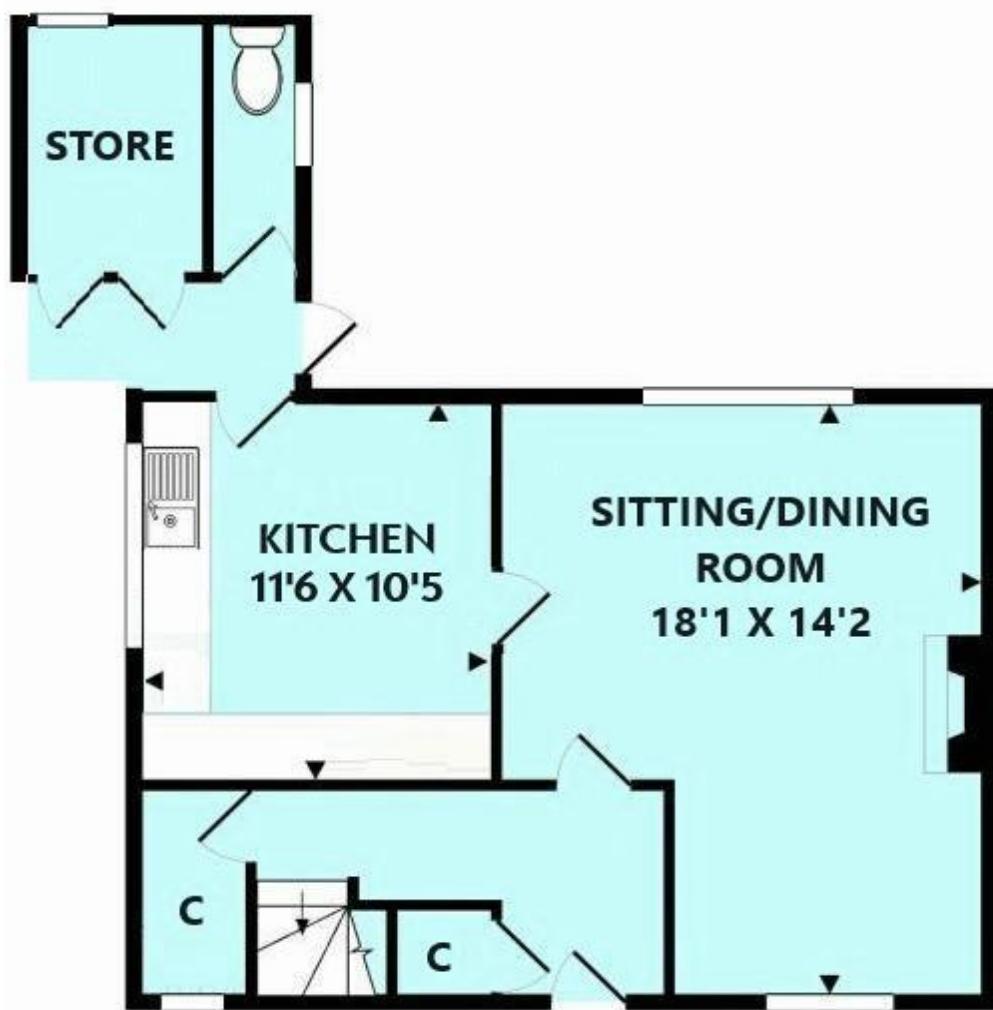
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



6 Blackdown Road is a spacious 3 bedroom semi-detached house situated on the outskirts of town within easy walking distance of a range of local amenities at Rockwell Green. The house is in need of some general modernisation however offered to the market with vacant possession and no onward chain. This would make an excellent first home.

The accommodation comprises in brief; front door opens into a hallway with an understairs storage cupboard and additional walk in cupboard at the bottom of the stairs. The hallway also leads through to the sitting room/dining room which benefits from dual aspect windows providing ample light, storage units and an electric fire.

The kitchen is fitted with a range of wall and base units providing plenty of storage with contrasting worktops, tiled splashbacks and a stainless steel sink. There is also a back door providing rear access to the garden and outbuildings. There are two outbuildings with a WC, utility area and storage workshop.

The first floor comprises two double bedrooms and a good sized single, which is serviced by the family bathroom with a white three piece suite and shower over the bath. A storage cupboard on the landing area houses the boiler.

Externally, the front of the property is laid with brick paving and has parking for two cars and a side gate providing access to the rear garden. The rear garden is fully enclosed and divided into areas of patio with seating and two lawns with vegetable plots and flowerbeds, along with a greenhouse. The south facing garden enjoys a good degree of privacy and allows for a great entertaining space.



- NO ONWARD CHAIN
- Larger than average south facing garden
- Off road parking
- Gas fired central heating
- Outbuildings/workshop
- Walking distance to amenities

