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LOCATION: Blackdown Road is a no-through road located within Rockwell Green which has a good range of amenities including convenience store, public house, church, primary school and a fish and chip shop. 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 Wellington town centre traffic lights proceed in the Exeter direction and upon approaching Rockwell Green turn left at the traffic lights. Turn first right into Blackdown Road where the property will be seen a short distance ahead on the right hand side.

LEASEHOLD INFORMATION: The property has a 125 year lease from 25th July 1988. There is a ground rent payable of £10 per annum and a service charge including annual buildings insurance of approximately £126.50 as of 1st April 2024.

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, telephone.

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

Property Location: w3w.co/warns.aims.subsystem

Council Tax Band: A

Construction: Traditional cavity construction with a render 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: 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>

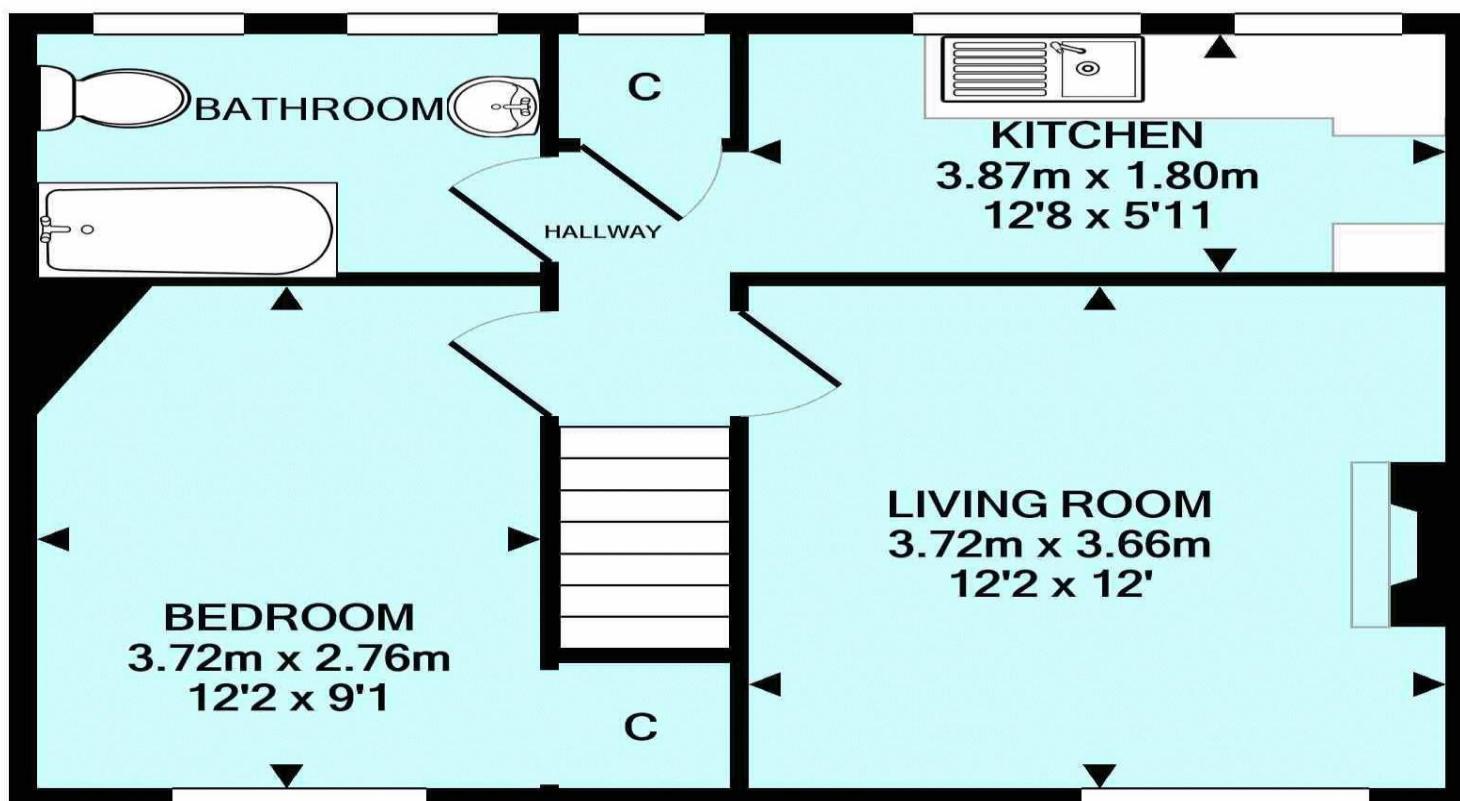
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 APPROX. FLOOR AREA 42.1 SQ.M. (453 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Having been recently fitted with new carpets and a front door this first floor apartment is offered to the market with no onward chain and enjoys a good-sized rear garden and is situated close to a good range of local amenities.

The accommodation comprises in brief of a new uPVC front door opening into an entrance hallway with stairs rising to the first floor. The sitting room is a generous size and overlooks the front aspect with plenty of room for everyday furniture offering a feature fireplace with potential to be opened up subject to the chimney being checked. The kitchen sits to the rear of the property and comprises of a modern range of cream wall and base units with contrasting worktops and tiled splashbacks along with space for a fridge/freezer, an inset oven with inset ceramic hob and extractor over with lovely views over the rear garden. There is a separate larder housing the wall mounted boiler and enjoys additional space for storage. The sleeping accommodation comprises of a good size double bedroom, again overlooking the front aspect with views towards Wellington Monument and the Blackdown Hill and has the benefit of a built in cupboard over the stairs and a further feature fireplace. This room is serviced by the part tiled bathroom with a white suite with a drench shower over the bath and glass screen along with a heated towel rail.

Externally to the front the property there is an area of patio with the main garden at the rear to the left enjoying a generous sized area of lawn with a useful brick shed. This apartment is situated on a quiet no through road and benefits from gas fired central heating and would make an ideal first time home or investment purchase.

Nearby land has been scheduled for development, we recommend you make your own enquiries via Somerset County Council.



- **NO CHAIN**
- **Top floor apartment**
- **New carpets**
- **Quiet location**
- **uPVC double glazing and gas central heating**
- **Modern interior**
- **Garden**