



Location: This property is situated within walking distance of Wellington town centre with its range of both independently run shops and larger national stores to include an Asda supermarket and the well renowned Waitrose. Wellington also benefits from a good assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant (20 minutes drive away) with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

Directions: From our Wellington town centre office proceed in the Taunton direction through the traffic lights and after passing St Johns church take the first turning on the right hand side into Priory. Proceed along this road, as the road bears to the right turn left and the property can be seen on the right hand side as indicated by our For Sale board.

Lease Information: The property is leasehold with an assignable lease of 125yrs from April 2006. The Service Charge is £150 per year, with a ground rent of £10 per year. This information is correct as of the 1st March 2026.

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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//detergent.glad.feasted

Council Tax Band: A

Construction: Brick and Block

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:

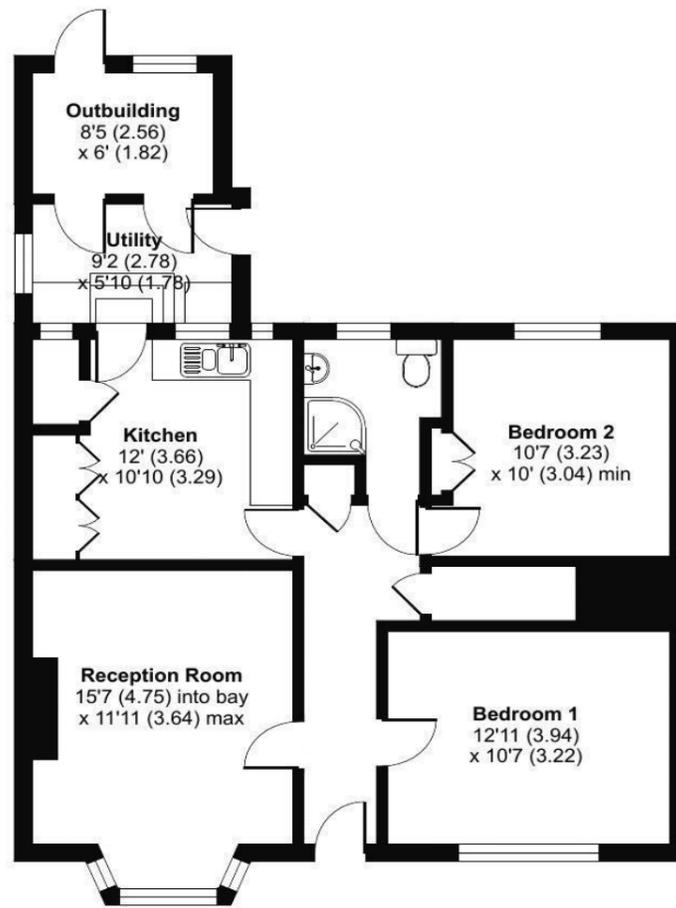
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Priory, Wellington, TA21

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1416342

97 Priory is a spacious two double bedroom ground floor flat, presented in excellent decorative order throughout. The property perfectly placed within short walking distance to the town centre, local primary school and all amenities and is offered to the market with vacant possession and NO ONWARD CHAIN and has the additional benefit of a garden.

The accommodation on offer briefly comprises; entrance hallway leading to a generous sitting room with a gas fire and window to the front elevation and a kitchen/dining room fitted with a comprehensive range of units with plenty of work top space, an integrated oven and hob and space for further appliances. There are two double bedrooms serviced by the family shower room.

The property is set back from the road with a fully enclosed front garden laid to lawn edged by mature flowerbeds. There is a good sized garden to the rear of the property which has been laid to patio with low maintenance in mind all of which is fully enclosed and benefiting from a useful shed, raised flowerbeds along with a pergola.

Furthermore, there is a purpose-built outbuilding which is connected to power and has been used as a workshop/utility space.



- NO ONWARD CHAIN
- Ground floor flat
- Two double bedrooms
- Walking distance to Wellington town centre
- Front and Rear gardens
- uPVC double glazing and gas central heating

