

**LOCATION:** This property occupies one of the most sought-after positions on this popular development on the south side of Wellington just a short stroll from Wellesley Park Primary School and the well renowned Wellington Public School. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

**DIRECTIONS:** From our Wellington office proceed to the town centre traffic lights turning left into South Street. Continue past Wellington School bearing right into Wellesley Park. Take the second turning on the right into the continuation of Wellesley Park and continue until the end of the road. At the mini roundabout bear left into Swains Lane and take the first turning on the right into Burrough Way. Continue along this road taking the third left into Rope Walk after which there is a junction, bear around to the right and right again where the property can be seen on the left hand side.

#### 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.

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

**Property Location:** [w3w.co/solicitor.stews.importing](https://w3w.co/solicitor.stews.importing)

**Council Tax Band:** D

**Construction:** Timber frame construction with a brick outer leaf under a tile 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

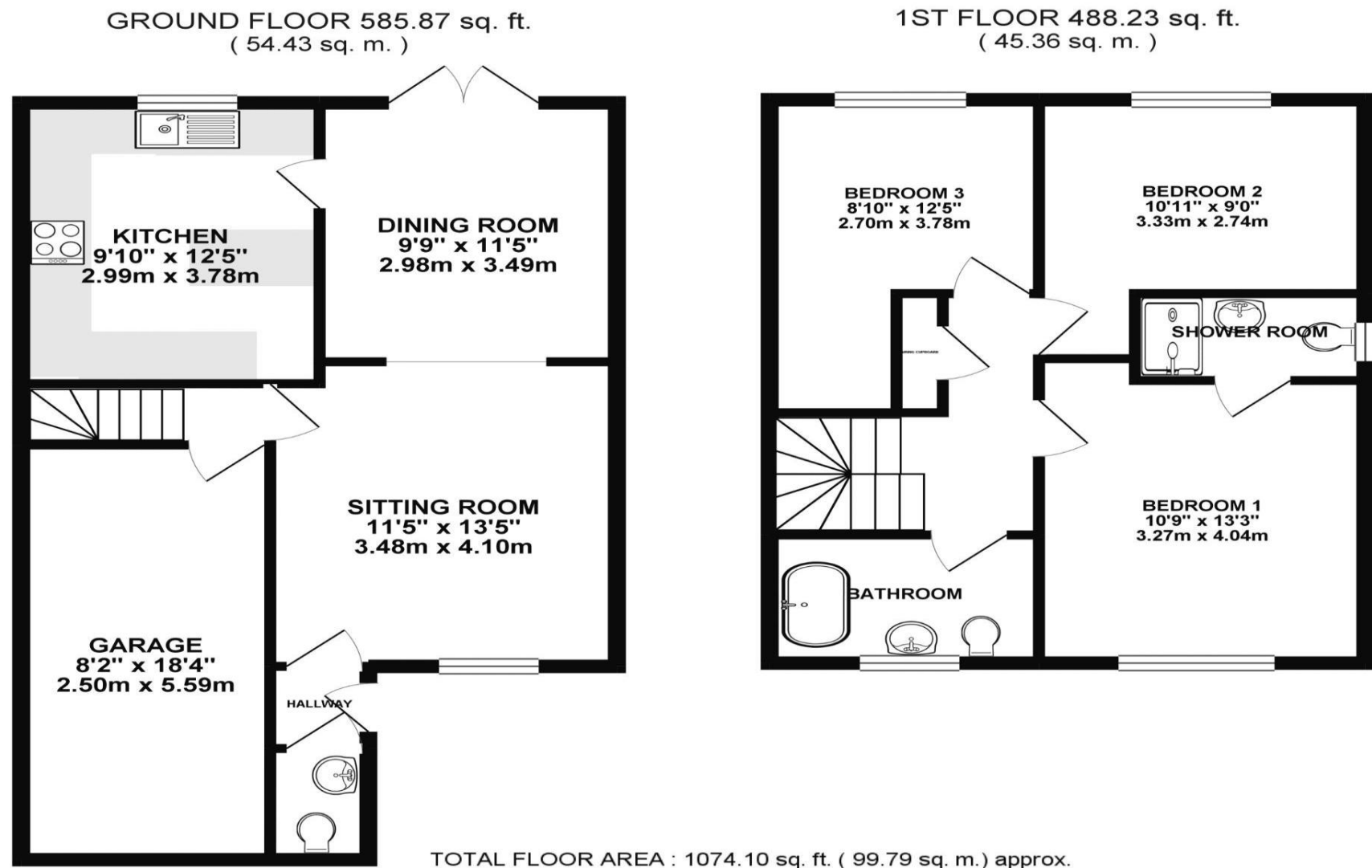
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Conveniently situated on the popular south side of Wellington, backing onto open fields and enjoying a westerly rear garden, this three-bedroom detached house offers a modern interior along with an integral garage and driveway parking.

The upgraded accommodation briefly comprises an entrance hallway with useful cloakroom along with access into the sitting room which benefits from plenty of space for everyday soft furnishings. An archway leads into the dining room which offers French doors overlooking the rear garden whilst the adjoining kitchen provides a comprehensive range of matching cream wall and base units with contrasting worktops and upstands complemented by gloss splashbacks giving a crisp clean finish. There is ample space for kitchen appliances along with a wall mounted boiler and lovely views over the rear garden. Completing the ground floor is access into the integral garage which is connected to power and benefits from some shelving.

To the first floor there are three double bedrooms with the master providing a contemporary ensuite whilst the remaining bedrooms are served by the modern family bathroom offering a three-piece white suite complete with a standalone roll top bath.

Externally, the property sits towards the end of a cul de sac and is approached via a driveway which in turn leads to the integral garage and side gated access to the rear garden. The garden, which enjoys a high degree of privacy, is predominately laid to lawn with an extended area of patio, the main selling point being the views to the rear over open farmland. The property is neutrally decorated throughout allowing an incoming buyer to be able to move straight in and is positioned close to good road and rail networks.



- Quiet location
- Westerly facing garden
- Backing onto farmland
- Popular established residential area
- Master en-suite
- South side of Wellington
- Spacious three bedroom detached

