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**Agents Note:** We believe that there are asbestos slate tiles on the roof.

**LOCATION:** 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 town centre office proceed in the Exeter direction passing through the traffic lights into Fore Street which becomes Mantle Street. Take the first left into Bulford and the property can be seen a short distance along 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, telephone

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

**Property Location:** [w3w.co///chips.headstone.talents](http://w3w.co///chips.headstone.talents)

**Council Tax Band:** C

**Construction:** Stone and brick construction under a slate 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:** 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>

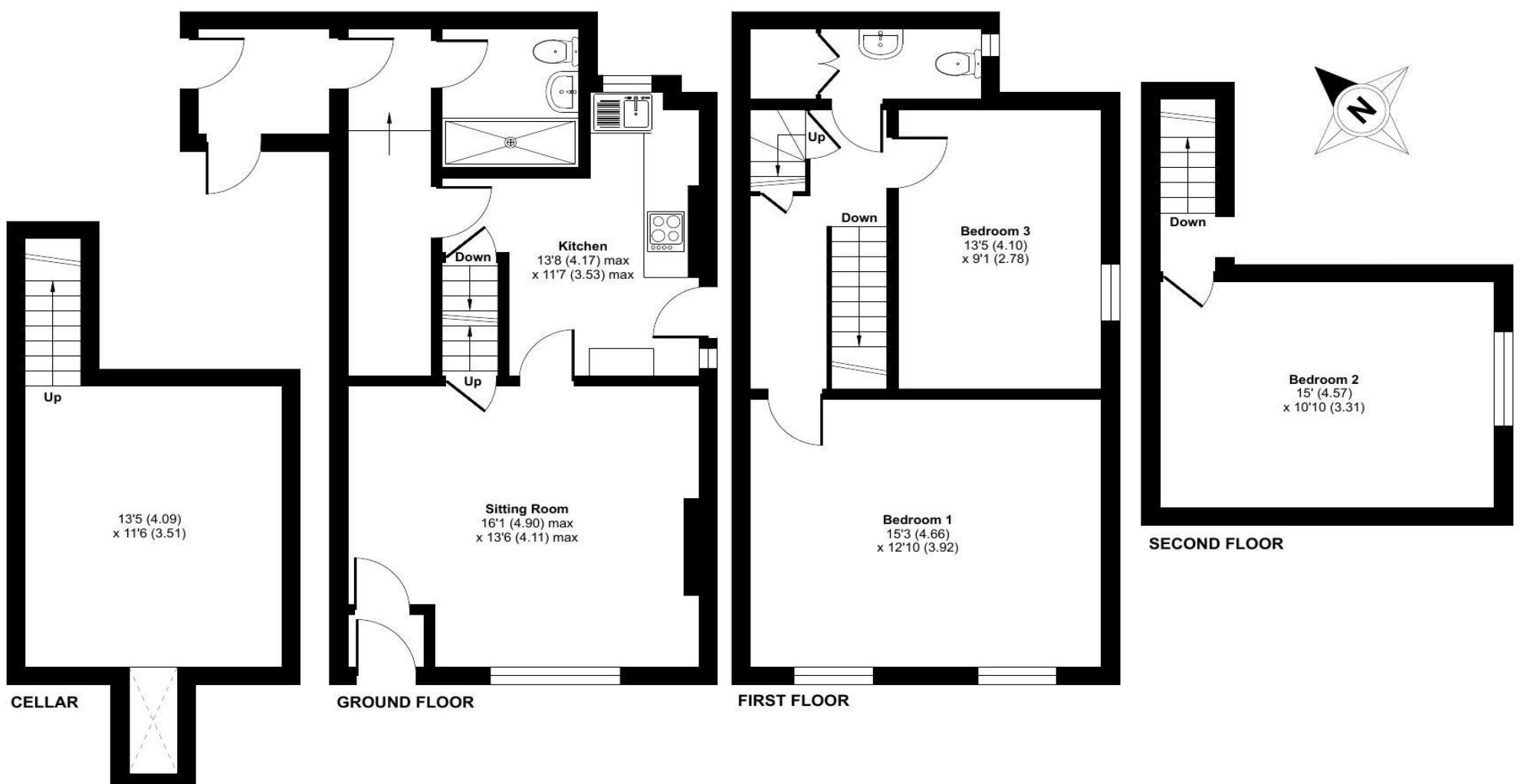
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1230998

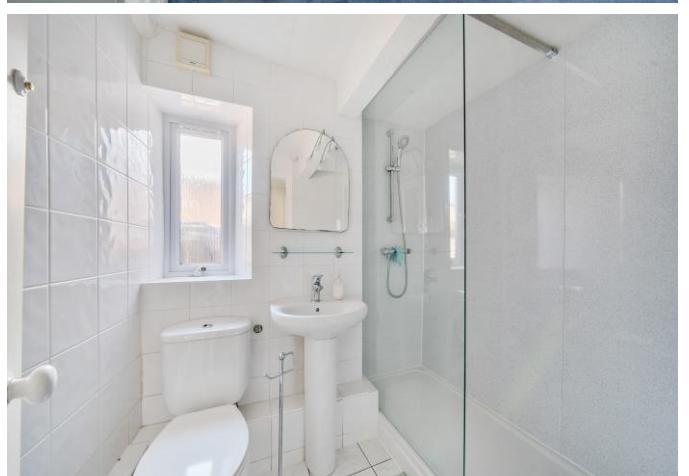
A two bedroom end of terrace character cottage with delightful detached garden, off road parking and useful additional attic room. Ideal for first time buyers, investors or someone looking to downsize, this property is offered to the market with NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance porch with a further door leading into the main reception space which provides ample room for all everyday furnishings with a feature fireplace, door to the kitchen and further door leading to the staircase.

The kitchen is fitted with a range of wall and base units with an integrated double oven, gas hob and fridge. There is a door to the cellar alongside a door to the connecting utility room which provides additional storage space and in turn leads to the modern shower room and via a passageway to the storage sheds at the rear, one of which has plumbing for a washing machine.

To the first floor there are two double bedrooms and a cloakroom. There is limited access to an additional attic room on the second floor which has previously been used as a bedroom and would make an ideal home office or play room.

Outside, located opposite the cottage, there is a generous well stocked garden predominantly laid to lawn with a small pond. Twin gates open to off road parking.



- Charming 2/3 bedroom character cottage
- Detached garden with off road parking
- Close walking distance to the town centre
- Gas fired central heating
- NO ONWARD CHAIN