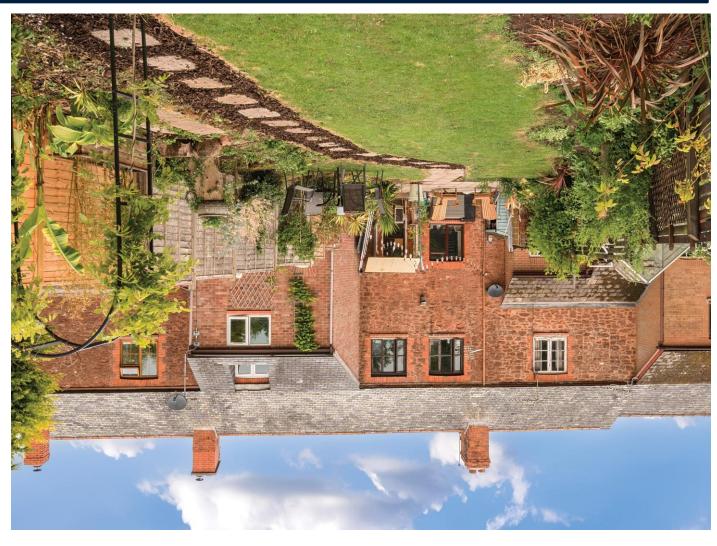




1A Malthouses Runnington, Wellington TA21 0QL Offers in Excess of £240,000







SITUATION:

Situated on the Northern edge of Wellington with some lovely nearby walks. 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 our Wellington town centre office proceed in the Exeter direction turning right into North Street and proceed along which in turn becomes Waterloo Road and then Station Road. Continue over the railway bridge through Tonedale. After leaving Tonedale the property can be found 200 yards along on the right-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, electric heating.

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

Property Location: w3w.co//info.grocers.circus

Council Tax Band: B

Construction: Stone under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are

48 Mbps download and 8 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.

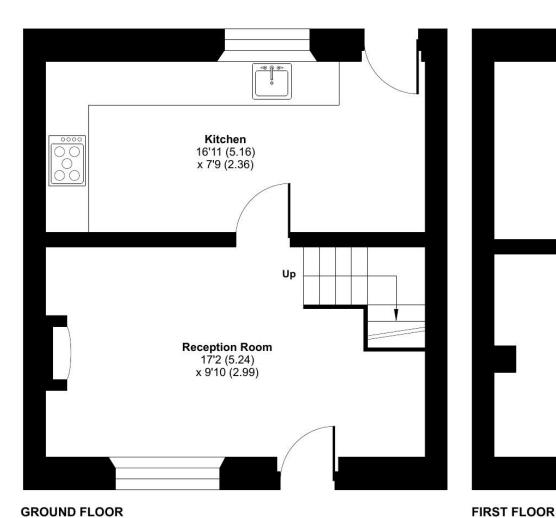


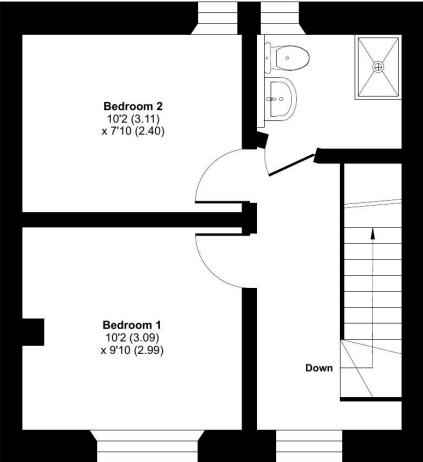




Malthouses, Runnington, Wellington, TA21

Approximate Area = 616 sq ft / 57.2 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 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1294388

1A Malthouses forms part of an old Malting Barn which was converted into four properties and benefits from parking, a south facing garden and several character features. Formerly comprising three bedrooms but now converted into a two-bedroom cottage by the current homeowner, this is a cosy home for an incoming family.

Positioned on the North side of Wellington with views to the Monument, the accommodation includes a stable door leading directly into the kitchen which is fitted with a range of Howdens units with contrasting worktops along with tiled splashback and space for all kitchen appliances. The sitting room is positioned to the rear of the cottage and benefits from views over the rear garden along with stairs rising to the first floor. The main feature of the sitting room is a central log burner sat on a stone hearth creating a real focal point to the room whilst a back door leads directly out into the garden.

To the first floor there are two double bedrooms serviced by the contemporary family shower

Externally the property sits on the peripheries of Wellington and enjoys distant views towards the Wellington Monument. There is one parking space and a south facing level garden which is predominately laid to lawn and enjoys an array of mature planting and an extended area of patio area all of which is fully enclosed. Warmed by electric heating and enjoying many features such as high beamed ceilings and deep windows sills, this is a rather unique property.





- Two bedroom cottage
- South facing level garden
- **Exposed beams and feature log burner**
- On the outskirts of Wellington
- **Rural views**
- **Parking**

