



LOCATION: The property is set back from the road with the town centre approximately 0.5 mile distant with the property approached from Pyles Thorne Road. This is a location regarded as one of the best residential areas in Wellington. The prestigious Wellington School is within a short walking distance, and in particular there is ease of access to the Wellington by-pass, in turn leading to Junction 26 where the M5 motorway can be joined. The County Town of Taunton is approximately 7 miles distant.

DIRECTIONS: From Wellington town centre turn into South Street and proceed past Wellington School, take the left fork at the mini roundabout and then take the second left into Pyles Thorne Close where the property can be found 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, gas central heating.

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

Property Location: w3w.co.uk//banter.poppy.stooping

Council Tax Band: F

Construction: Traditional brick and block construction under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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>

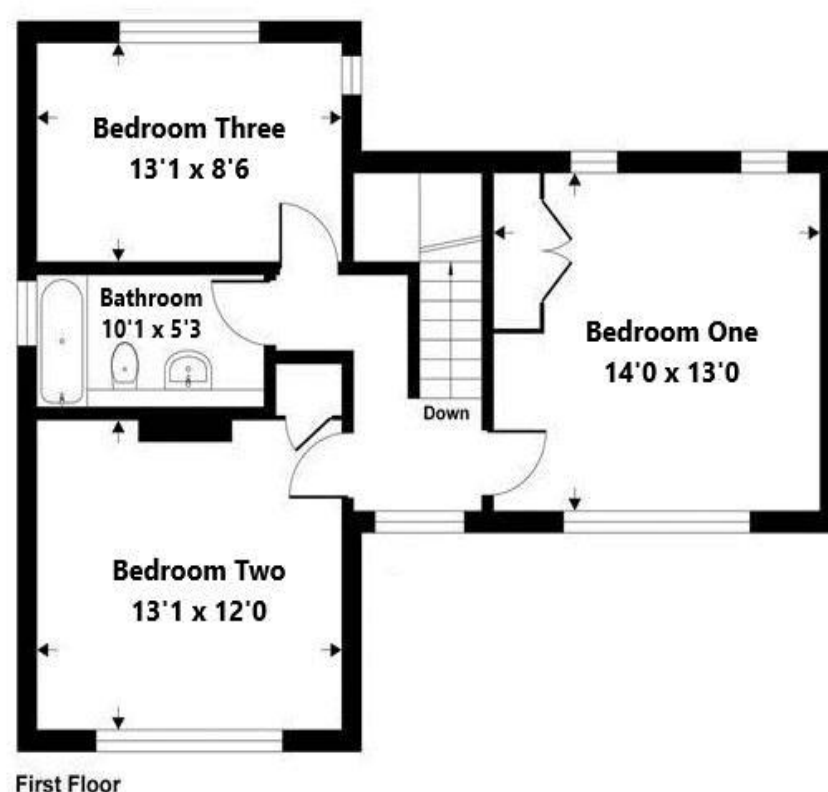
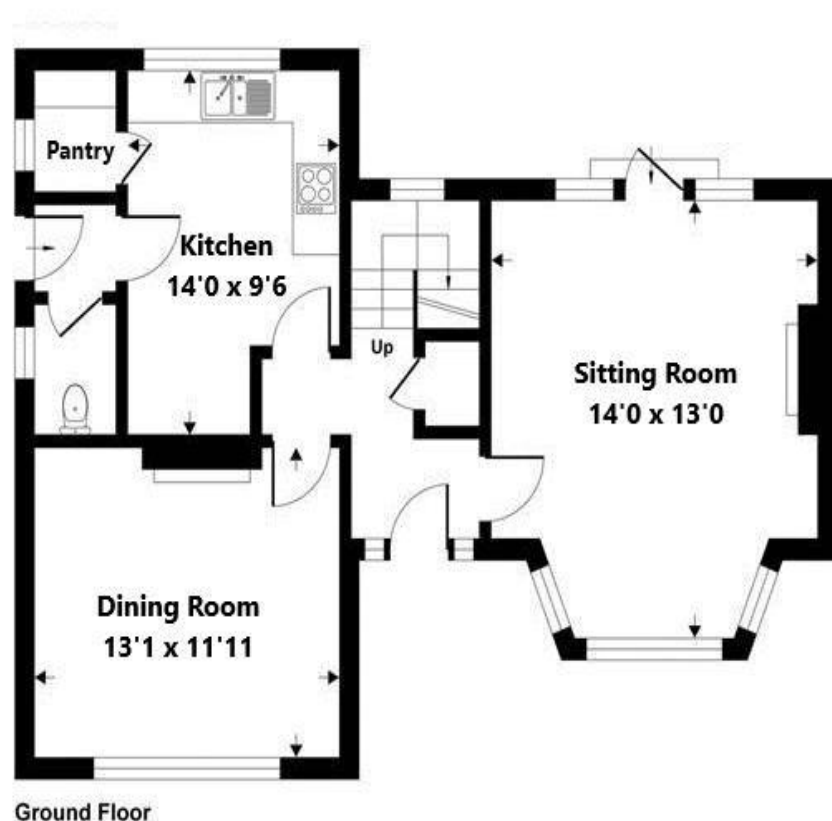
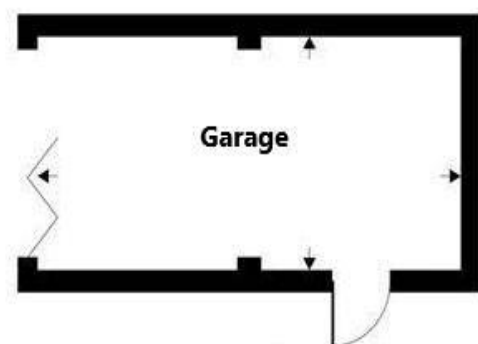
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

⁴ 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.



15 Pyles Thorne Close is a well presented three double bedroom detached house sitting proudly on an exclusive, level corner plot in an established sought-after location on the South side of Wellington boasting driveway parking for numerous vehicles and a detached single garage.

The property comprises in brief; an entrance hall leading to the spacious sitting room with a large bay window, door to the rear garden and a beautiful log burner providing a focal point to the room. The dining room sits at the front and features wooden flooring. The kitchen has been renovated by the current homeowners and offers wall and base units for storage with contrasting wooden worktops and tiled splashbacks. There is a white one and a half sink, integrated double oven with a four ring induction hob and extractor above. A space is provided for the dishwasher and a useful utility/larder cupboard houses further white goods. Completing the ground floor is the W/C.

The first floor features three generous bedrooms with the master enjoying dual aspect and wardrobe storage. These rooms are served by the family bathroom with a vanity sink and shower over the bath.

Externally, the property is fully enclosed with timber fencing and is incredibly generous in size. Being predominately laid to lawn, the garden benefits from a vast entertaining space along with a variety of shrub borders. There is driveway marking for multiple vehicles and the detached garage also sits within the fenced garden allowing a high degree of privacy. The garage has been fitted with electricity making this ideal for electric vehicles.

A viewing comes highly recommended to see what this family home has to offer.



- Three bedroom detached property
- Substantial corner plot
- Detached garage
- Driveway parking for multiple vehicles
- Two reception room
- South side of Wellington

