



**AGENTS NOTE:** The property owns the Freehold jointly with the ground floor flat. There is a lease of 999 years from 1st March 2006.

**LOCATION:** The property is located in the heart of Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores such as the well renowned Waitrose within 50 yards of the apartment. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant where there is a mainline railway station. There is also ease of access to the M5 at Junction 26 which lies just outside Wellington.

**DIRECTIONS:** From our Wellington town centre office proceed in the Taunton direction passing through the traffic lights which is a continuation of the High Street where No. 51 can be found further along on the left hand side.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is Leasehold and the title includes a 50% share of the Freehold with the ground floor apartment.

Offered for sale 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//premises.retracted.action](http://w3w.co//premises.retracted.action)

**Council Tax Band:** A

**Construction:** Brick under a slate roof

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

323 Mbps download and 50 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:

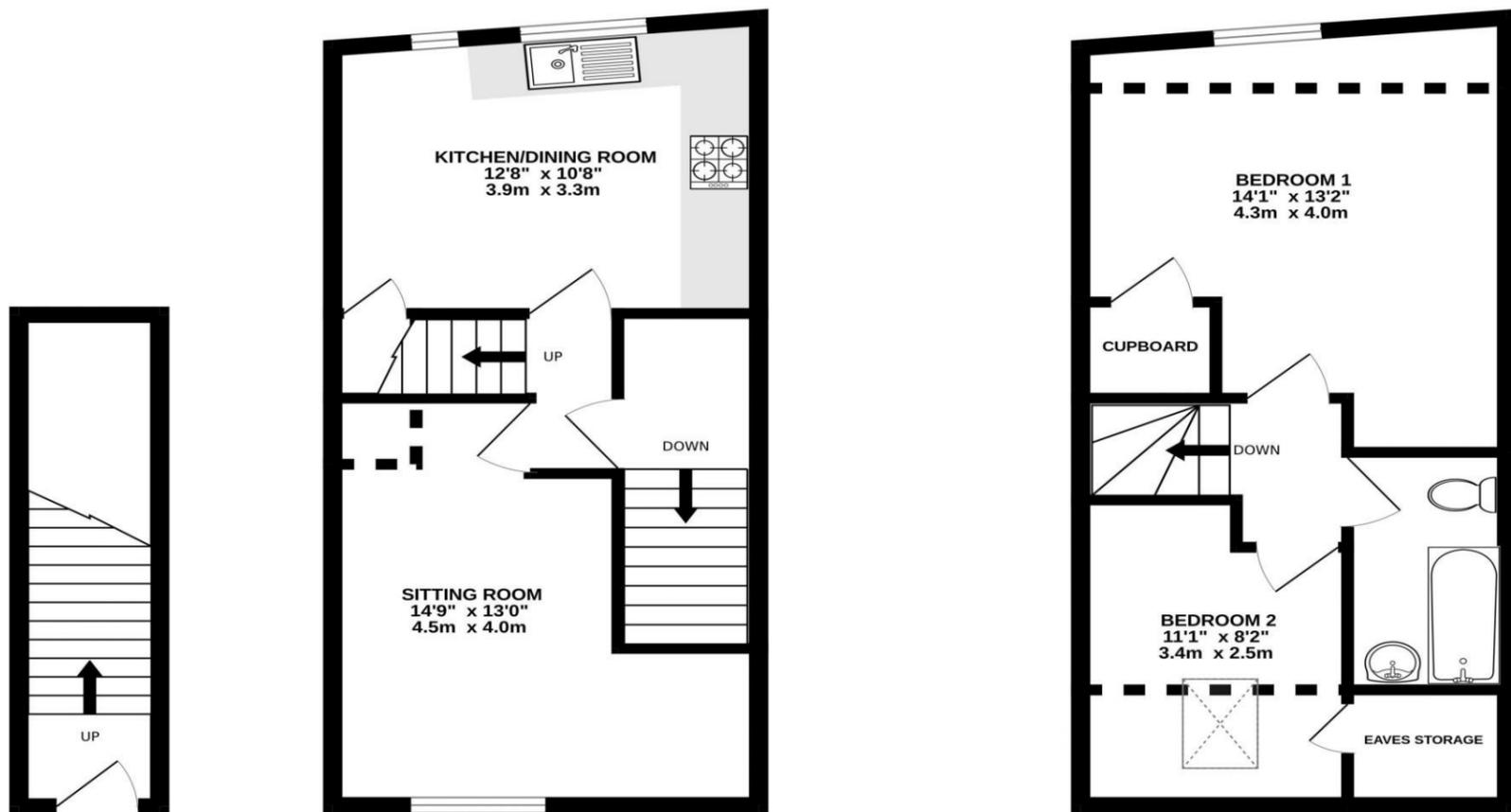
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR  
77 sq.ft. (7.1 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

2ND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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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A surprisingly spacious two bedroom first floor maisonette ideally located in the heart of Wellington within close walking distance to all amenities, having the benefit of a small courtyard garden and offered to the market with NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hall with stairs rising to the first floor where there is a generous sitting room to the front of the property alongside an open plan kitchen/dining room to the rear. The kitchen is fitted with a comprehensive range of modern wall and base units with an integrated oven and hob and space for other appliances. In addition, there is ample space for a dining table and chairs and a useful built in cupboard.

Stairs rise to the second floor where there are two bedrooms with the first being a generous double; both of them have restricted head height in areas. They are serviced by the family bathroom which is fitted with a three piece white suite.

Externally, the property benefits from a courtyard garden which is accessed via a passageway to the side of the property.



- Two bedroom maisonette
- Spacious kitchen/dining room
- Gas fired central heating
- Town centre location
- Small courtyard garden
- Grade II listed
- New guttering and external paintwork in 2025

