



LOCATION: Thomas Fox Road is situated on the Heritage Mill development on the Northern edge of Wellington with some lovely nearby walks and within close walking distance of a bus route and a range of local amenities at Tonedale. 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 where the Heritage Mill Development can be found further along on your right-hand side. Proceed down through the development bearing slightly right at the green area after which take the first right where the property can be found on the right-hand side as indicated by our for sale board.

AGENTS NOTE: As is with most modern developments, there is an annual service/maintenance charge of approximately £960pa (2025) which includes the insurance of the building, maintenance of the communal garden, hallways and window cleaning. Ground rent is £140 per annum (2025). LEASEHOLD PROPERTY - 125 years from 21st June 2018 with 118 years remaining.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, 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//parnsips.bracing.machinery

Council Tax Band: B

Construction: Traditional cavity with brick outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good / limited mobile coverage. The maximum available broadband speeds are 75 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: high **Rivers and the Sea:** **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>

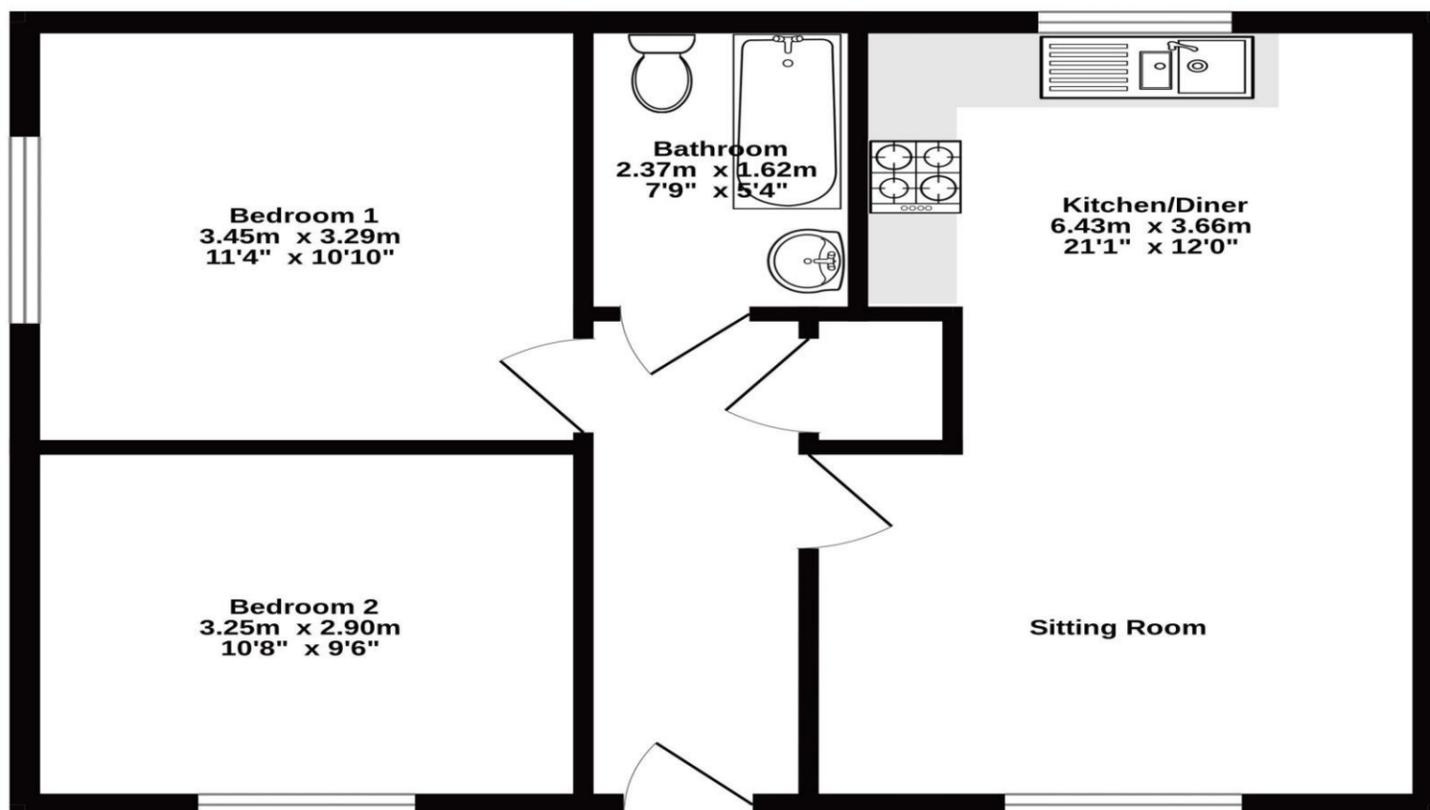
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



TOTAL FLOOR AREA : 52.2 sq.m. (562 sq.ft.) 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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Flat 12 Weare House is a modern two double bedroom ground floor apartment benefiting from its own personal entrance. The apartment also offers allocated parking and a communal garden all set within a popular residential development.

The apartment benefits from the remainder of its 10 year builder's warranty alongside uPVC double glazing and is warmed by gas central heating. The spacious accommodation comprises in brief; a private entrance leading into a hallway with a useful shelved storage cupboard perfect for coats and shoes. The hallway giving access to all rooms including a 21ft open plan kitchen/living space which provides ample room for all everyday sitting and dining furniture with dual aspect windows and an outlook over the front aspect. The kitchen itself offers a modern range of matching wall and base units with contrasting worktops enhanced by upstands. There is an inset four ring gas hob with extractor above and a single oven along with space for a fridge/freezer and washing machine, furthermore there is a concealed wall mounted boiler. Given the open plan concept, this is the ideal space for entertaining guests.

The sleeping accommodation is arranged to the opposite side of the apartment and comprises two double bedrooms both serviced by the part tiled family bathroom. Externally, the flat enjoys two communal gardens shared with other residents along with a shared purpose-built bike store and bin storage.

There is also an allocated parking space and additional visitor spaces for guests.



- Ground floor apartment
- Two double bedrooms
- Popular residential development
- Own private entrance
- Allocated parking