



LOCATION: John Grinter Way is a popular residential area within walking distance of Wellington town centre. Wellington itself offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station.

DIRECTIONS: From the Wellington town centre traffic lights proceed along South Street passing Wellington School. At the second mini roundabout bear right at the fork into Wellesley Park following the continuation into Hoyles Road and turn right into Barn Meads Road. Follow this road, taking the fourth right hand turn into John Grinter Way where the property can be found around to the left 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, telephone

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

Property Location: w3w.co/reduction.cringe.forgot

Council Tax Band: C

Construction: Traditional cavity construction with a brick and render outer leaf under a tiled roof.

Broadband and mobile coverage: We understand that there is good 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: 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: We understand that 15 John Grinter Way has applied for permission to build another bedroom and bathroom on top of their garage.

For further information please visit <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plaplookup.asp>

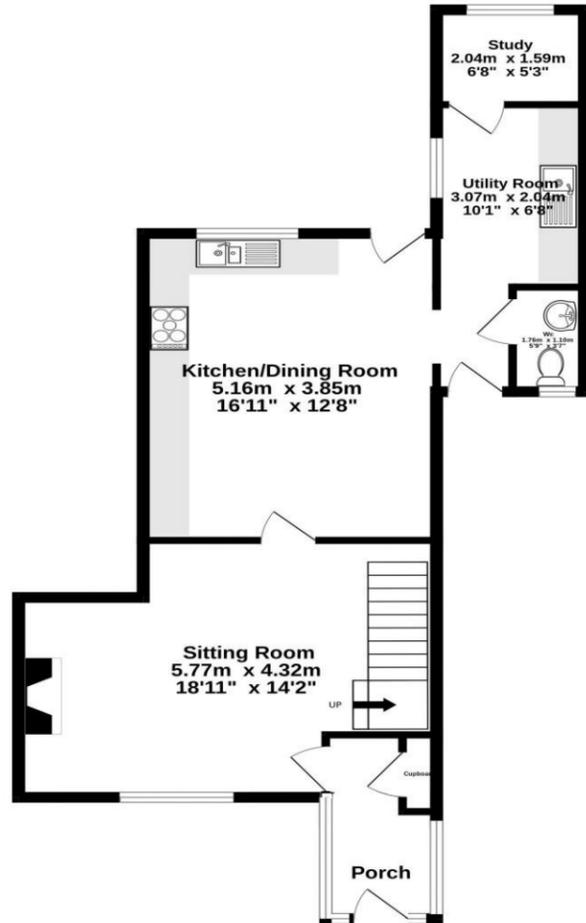
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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. Photographs taken and details prepared November 2022. 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:

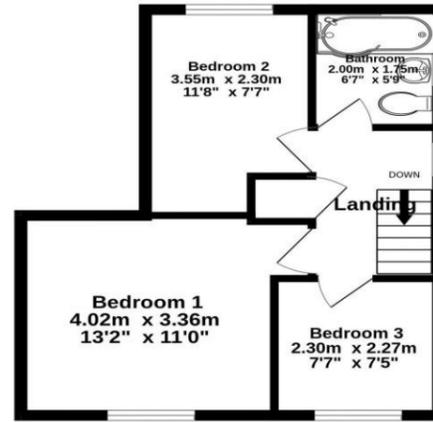
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
59.8 sq.m. (643 sq.ft.) approx.



1st Floor
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 93.2 sq.m. (1003 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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16 John Grinter Way is a beautifully presented, extended three bedroom semi detached family home of brick and block construction situated in a pleasant position on the popular south side of Wellington. The property enjoys a south facing rear garden, off road parking for four vehicles and a home office.

The accommodation on offer briefly comprises; steps lead up to the front door which opens into a spacious entrance porch with storage for coats and a further door leading to the sitting room. The sitting room is a generous size with ample space for furnishings and a window overlooking the front elevation.

The kitchen/dining room is open plan in concept with space for a large dining table and chairs. The kitchen itself is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces and space for an American style fridge/freezer, range cooker and dishwasher. The adjoining utility room features a continuation of the units with space for a washing machine and tumble dryer, access to the cloakroom and a side door to the driveway. To the very rear of the property is a home office, ideal for working from home.

Upstairs to the first floor, there are three bedrooms of which two are doubles; serviced by the family bathroom which is fitted with a modern white three piece suite with shower over the bath.

Outside, the property is set back from the road with a block paved driveway providing off road parking for four vehicles. The main garden lies to the rear with a patio adjacent to the house and a raised lawn with a useful wooden storage shed.



- Extended three bedroom family home
- Open plan kitchen/dining room
- Home office
- Utility room
- South facing garden
- Parking for 4 vehicles

