

3 The Old Maltings
Ham, Wellington,
TA21 9JB
£470,000 Freehold



Wilkie May & Tuckwood



LOCATION: 3 The Old Maltings is situated in Ham on the outskirts of Wellington which lies approximately 1 ½ miles distance. Ham is surrounded by some glorious countryside as well as a wide range of amenities within Wellington to include independently run shops and larger national stores to include the well renowned Waitrose. The M5 can be joined at Junction 26 which lies approximately 1 mile distant. The County Town of Taunton is approximately 6 miles distance with a regular bus service into Taunton from Wellington.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction. Upon reaching the Chelston Roundabout take the second exit continuing towards Taunton. Take the first left signposted Ham and follow the road for approximately 0.5 miles turning right after Gammon Barn. 3 The Old Maltings can be found on the right hand side.

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, LPG gas central heating, telephone

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

Property Location: w3w.co.uk/elite.proper.buzzards

Council Tax Band: D

Construction: Brick construction under a slate roof

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 22 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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

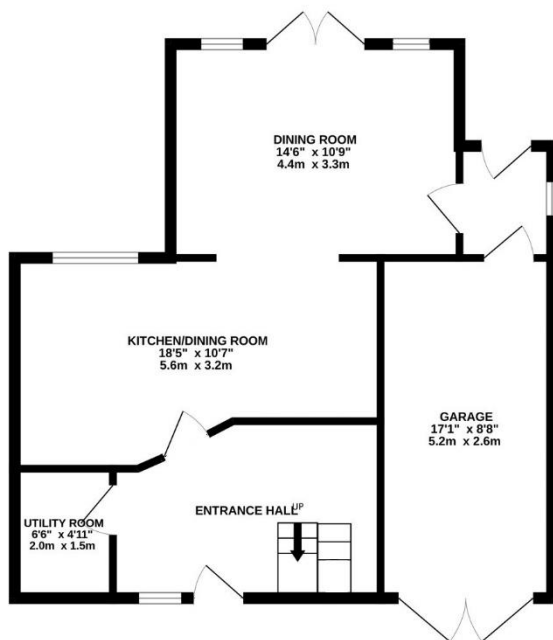


rightmove

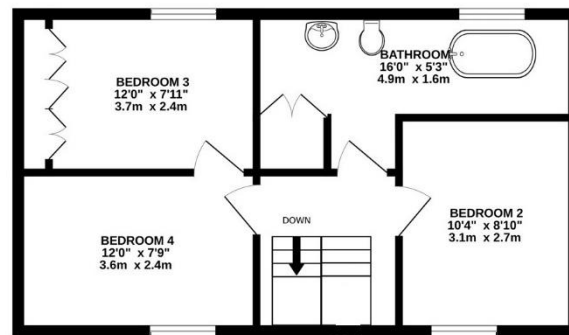
Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

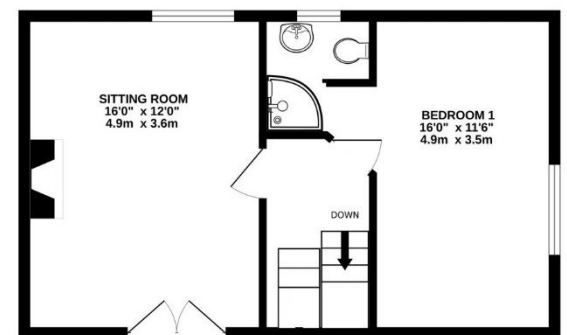
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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Converted in the 1990's from a historic building this unique home is arranged over three floors in the middle of the small village of Ham approximately 2 miles from Wellington.

Further extended in a sympathetic fashion creating a large additional family / dining room on the ground floor with a high vaulted ceiling and doors opening to the rear garden.

The house has been comprehensively improved with accommodation now including a fine fitted kitchen with a full range of integrated appliances, large dining / sitting room opening to the garden, utility space and integral garage on the ground floor, 3 first floor bedrooms (two interconnecting) and a bathroom, then a fine master suite of a large double bedroom and beautiful ensuite shower room on the second floor along with a sitting room. The upper rooms have a lovely outlook over the centre of the village and farmland .

The outside space has been hard landscaped, full of colour giving a private sunny area, along with additional parking to the front.



- Character property
- Four bedrooms
- Beautiful cottage garden
- Spacious living accommodation
- Integral garage
- Solid maple floor in dining room
- Hardwood double glazing

