



LOCATION: Howard Road lies within close walking distance of Wellington town centre and all the amenities it has to offer to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also has a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction and at Longforth Road traffic lights turn left into Longforth Road, proceed along this road turning right into Howard Road. The property will be found on 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.uk/twin/finishes/overlaid

Council Tax Band: B

Construction: Cavity construction with a render outer skin 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: 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

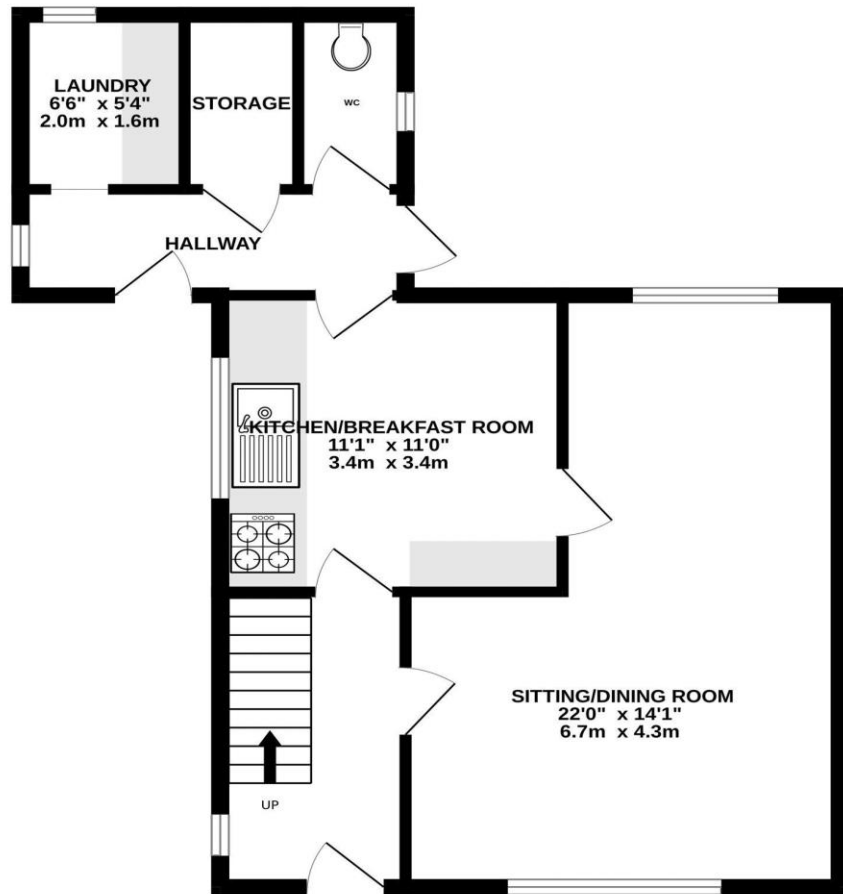
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

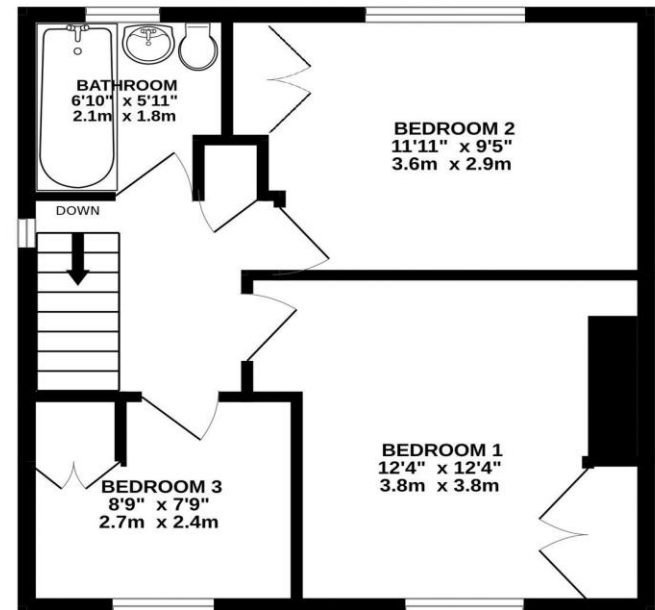
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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Offered to the market with **NO ONWARD CHAIN**, 22 Howard Road is a well presented three bedroom semi detached property with driveway parking and an enclosed rear garden. A viewing comes highly recommended to see what this family home has to offer.

The property comprises in brief; steps rising to the front door into the hallway with access to the principal rooms and stairs to the first floor. The sitting/dining room spans the length of the property and is light and spacious leading to the kitchen/breakfast room. This room offers plenty of wall and base units for storage with contrasting worktops and tiled splashbacks along with a stainless steel sink, four ring gas hob and extractor above. This room houses the boiler and provides space for a fridge freezer and dining furniture. Steps lead to a further hallway with access to the rear garden along with a useful laundry room, storage space and WC.

The first floor features three bedrooms with all benefiting from wardrobe space. These rooms are served by the family bathroom with a white three-piece suite, shower over the bath and radiator.

Externally, the front of the property offers driveway parking for one vehicle along with a path to the front door whilst the rear garden is fully enclosed, predominantly laid to lawn along with a small area of patio and path leading to a greenhouse.



- **NO ONWARD CHAIN**
- **Three bedroom semi detached property**
- **Recently decorated**
- **Walking distance of town centre**
- **Driveway parking**

