



LOCATION: Holywell Lake is a small hamlet with a thriving spirit situated to the West of Wellington which is approximately 4 miles distant offering a good range of shopping, recreational and sports amenities together with educational facilities. Wellington has a good range of both locally run shops and larger national stores to include the well renowned Waitrose. There is easy of access to the M5 at Junction 26 just outside the town with Junction 26 just as easily accessible to include Tiverton Parkway providing swift rail access to London.

DIRECTIONS: From Wellington town centre proceed in the Exeter direction along the A38 and on approaching the Beambidge Inn on the left hand side turn immediately right signposted Holywell Lake and Thorne St Margaret. Continue to the end of this road turning right sign posted Holywell Lake and continue for approximately 1 mile. On approaching Holywell Lake turn left at the first opportunity into Myrtle Lane, then immediately right into The Orchard where Shawn Riggs is the second property on your left hand side.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale , by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, oil fired central heating, telephone

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

Property Location: w3w.co ///buckets.blurs.shoulders

Council Tax Band: C

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

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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.

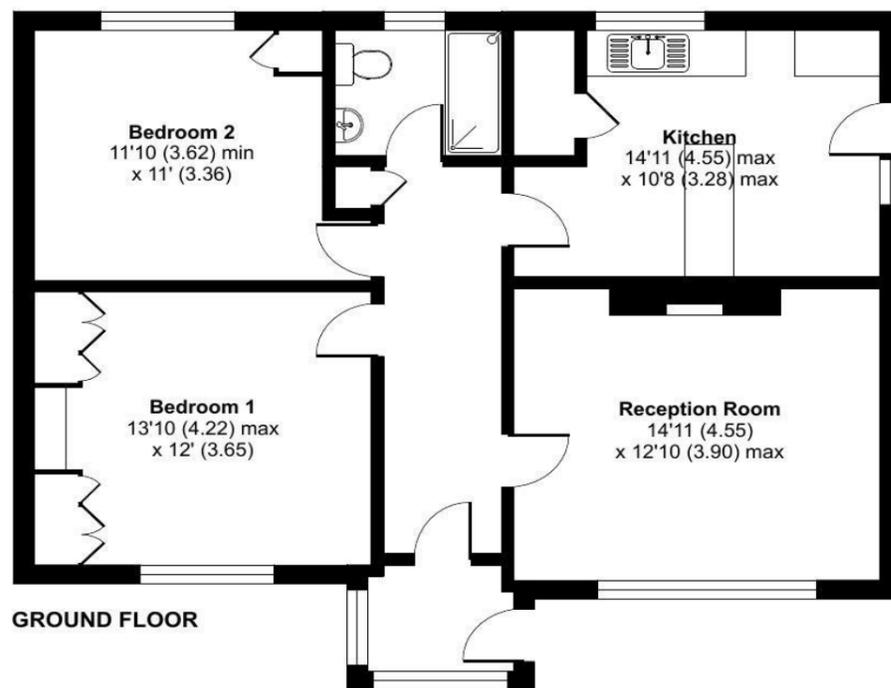
The Orchard, Holywell Lake, Wellington, TA21

Approximate Area = 853 sq ft / 79.2 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1418232

Shawn Riggs is a two double bedroom semi detached bungalow set in a no through lane within the popular village of Holywell Lake.

The property is now in need of modernisation and is offered to the market with vacant possession and **NO ONWARD CHAIN**.

The bungalow briefly comprises; front door opens into entrance hall with doors to all rooms. The sitting room is a generous size with ample space for furnishings and a window to the front elevation.

To the rear, the kitchen/breakfast room is fitted with a range of units with space for appliances and a dining table and chairs. A built in cupboard houses the oil fired 'Grant' boiler.

There are two double bedrooms with the master having a range of built in storage, and a shower room fitted with a walk in shower, WC and hand wash basin.

Externally, the property is set back from the road with parking on the driveway for two vehicles in turn leading to the garage. There are both front and rear gardens which are predominantly laid to lawn.



- Two bedroom semi detached bungalow
- Located on a quiet no through road
- Garage and driveway parking
- Front and rear gardens
- Oil fired central heating
- **NO ONWARD CHAIN**

