



**LOCATION:** Mount Pleasant is situated a short stroll from Wellington town centre with all the towns amenities to hand. Wellington town centre offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The County Town of Taunton is approximately 7 miles distant with its mainline railway station.

**DIRECTIONS:** From our high street office proceed to the main town centre and at the set of traffic lights turn left into South Street. At the first mini roundabout turn right into Bulford continuing along and, as the road bears to the right, turn left where Mount Pleasant can be seen on the right hand side with a pathway leading to No.4.

#### 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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co//magnets.amending.scrap](https://www3.w3w.co//magnets.amending.scrap)

**Council Tax Band:** B

**Construction:** Brick with a rendered outer leaf under a slate roof

**Broadband and mobile coverage:** We understand that there is good 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:** 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:

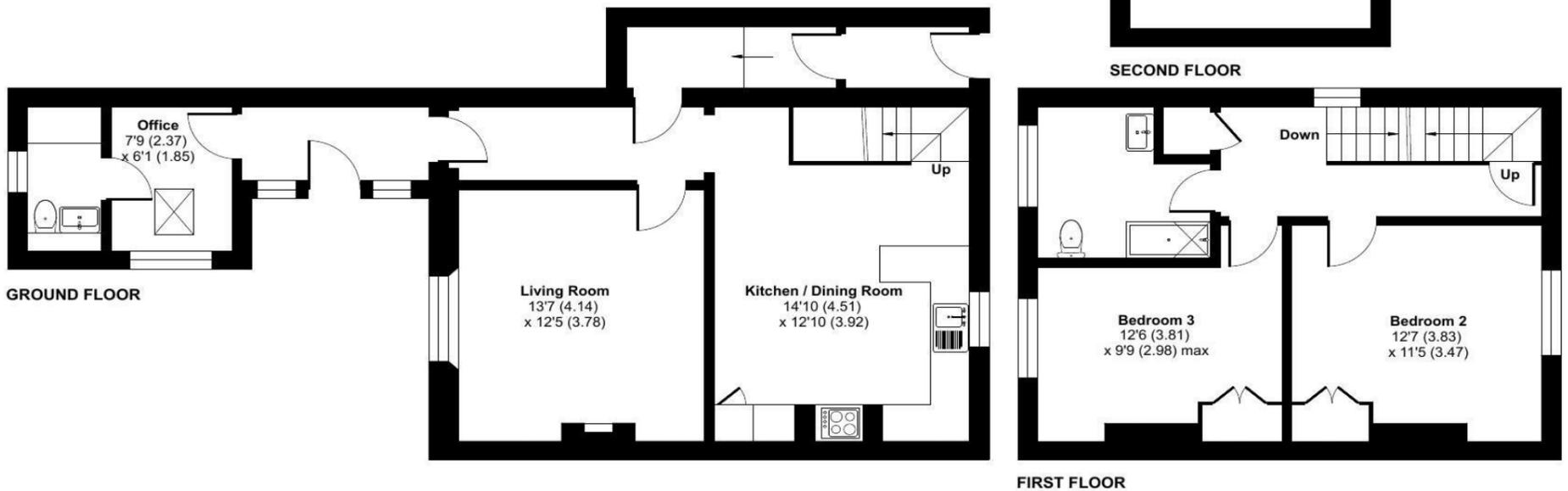
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

# Mount Pleasant, Wellington, TA21

Approximate Area = 1356 sq ft / 125.9 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). © ncthecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1421247

Jeffrey Limited T/A Wilkie May & Tuckwood Wellington (Sales)

4 Mount Pleasant is a beautifully presented 3 bedroom end of terrace character cottage, ideally placed in a tucked away yet central position within easy walking distance of the town centre. A viewing is essential to be able to fully appreciate all that this home has to offer.

The accommodation comprises in brief; front door opens into the entrance hall with a further door into the main house alongside access to the home office and downstairs cloakroom/utility.

The sitting room offers space for all everyday furnishings with a feature fireplace and a window overlooking the garden. The kitchen/dining room is fitted with a comprehensive range of modern wall and base units with a large integrated oven, hob with extractor, dishwasher and wine cooler. There is a freestanding tall fridge alongside a freezer under the stairs. There is ample room for a family size dining table and chairs, providing the ideal space for hosting dinner parties.

To the first floor there are two double bedrooms with built in wardrobes alongside a family bathroom fitted with a three piece white suite. To the second floor there is an additional double bedroom with eaves storage.

Externally, the property is set back from the road and is accessed via a shared right of way at the front of the cottages, however there is an additional door from a rear hallway which can be accessed via the back of the house.

The delightful garden is predominantly laid to lawn with mature borders and enjoys a sunny aspect and a good degree of privacy, creating an excellent space to sit out and relax.



- Beautifully presented character cottage
- Three double bedrooms
- Enclosed rear garden enjoying a sunny aspect
- Close walking distance to the town centre
- Gas fired central heating
- uPVC double glazing

