



Directions: From our Wellington town centre office proceed in the Exeter direction continuing straight on at the town centre traffic lights, passing the Wellesley Cinema on your left hand side. A short distance after this you will find the property on your left hand side.

Location: Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

Lease Information: This property is LEASEHOLD, with a length of 999 years commencing from 2005. Ground rent is £50 per annum and the owner is required to pay 1/7th of the insurance and building maintenance. The lease prevents cats and dogs at the property and no laminate flooring.

GENERAL REMARKS AND STIPULATION

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

Services: Mains electricity, mains water, mains drainage, communal gas central heating, telephone

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

Property Location: w3w.co.uk/going.doses.downhill

Council Tax Band: A

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 16 Mbps download and 1 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>

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

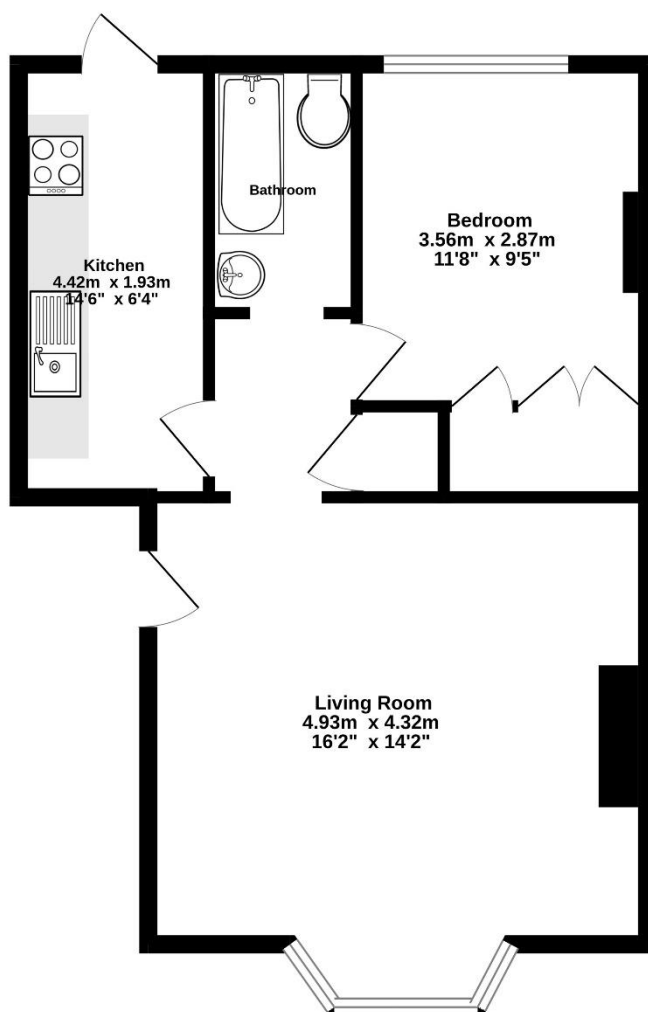
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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



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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**Wilkie May
& Tuckwood**

Flat B, 104 Mantle Street is a recently refurbished ground floor one bedroom flat of generous proportions with a private rear garden. This unique flat is built with brick and block, internally soundproofed and also enjoys the features of a character property such as the high ceilings, large windows providing plenty of natural light with the added benefit of being within walking distance of the town centre.

The property comprises in brief; steps lead to a door into the hallway providing access to the principal rooms along with a useful storage cupboard. The living/dining room enjoys a front aspect via a large, walk-in bay window and the kitchen is situated at the rear of the property. The kitchen is modern with a range of wall and base units with contrasting worktops and tiled splashbacks along with a stainless steel sink, an integrated single oven and a four ring gas hob with an extractor above. There is a space for a fridge/freezer, washing machine and a door leads to the rear garden. The bedroom is light and spacious with a view of the rear garden along with the added benefit of a triple wardrobe space.

Externally, the rear garden is set across two levels with steps leading to a patio area for seating and further steps to an area of lawn.

Overall the property is in excellent condition throughout and viewings are advised to appreciate all that this property has to offer.

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- 1 BEDROOM GROUND FLOOR FLAT
- CHARACTER FEATURES
- EASY ACCESS TO TOWN CENTRE
- INDIVIDUAL GARDEN
- 999 YEAR LEASE FROM 2005
- BUILT IN STORAGE