



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.

Directions: From our Wellington town centre office proceed in the Exeter direction to the town centre traffic lights turning left into South Street. At the second mini roundabout bear left into Pyles Thorne Road. Continue along taking the second turning left into Pyles Thorne Close. Follow this road along to the left past Beech Hill Stores turning next left into Birch Road and then right onto The Paddocks where 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//defensive.indoor.inversion

Council Tax Band: C

Construction: The property is built with a traditional cavity construction with a brick outer leaf 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 200 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>

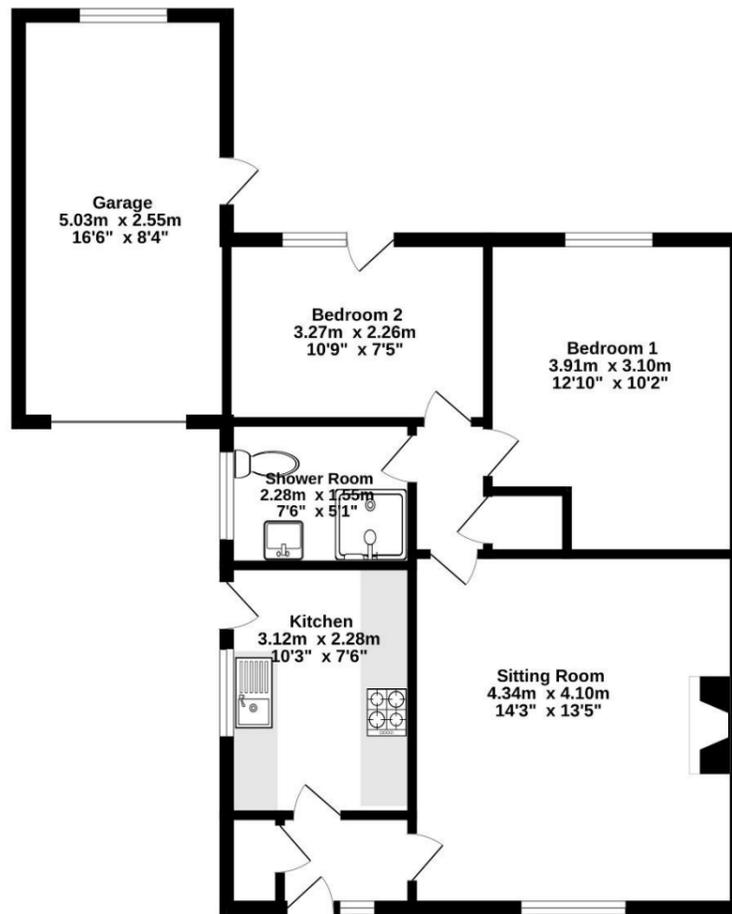
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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. 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
64.9 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (698 sq.ft.) 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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Wilkie May
& Tuckwood

Having been cared for by the current owner for many years and meticulously maintained, this beautifully presented two bedroom semi-detached bungalow sits on an elevated plot on a quiet little known cul de sac positioned within a short walk to the town centre and benefits from a garage, driveway parking and a private level rear garden. **NO ONWARD CHAIN.**

The accommodation on offer comprises a light and welcoming entrance hallway with access to all principle rooms complete with a useful storage cupboard. The sitting room is generous in size and offers ample space for everyday furnishings along with a large picture window overlooking the front aspect. The kitchen provides a matching range of wall and base units with adequate space for all kitchen appliances. To the rear, there are two bedrooms which enjoy pleasant views over the well-manicured garden and both are serviced by the shower room offering a modern white suite.

Externally, the property benefits from a driveway providing parking for two vehicles leading to an attached single garage. The front garden is predominately laid to lawn with a pathway leading to the front of the property whilst to the rear there is an area of lawn, a greenhouse and a delightful array of mature shrubs which enhances the garden and a high degree of privacy can be enjoyed.

The bungalow is neutrally decorated throughout and benefits from gas central heating and uPVC doors and windows and sits in a well-regarded small cul de sac position offering a similar mix of properties.



- **NO ONWARD CHAIN**
- **Quiet location**
- **Garage and driveway parking**
- **Immaculate condition**
- **Close to the town centre**
- **Beautifully maintained level garden**
- **Cul de sac position**

