

LOCATION: Laburnum Road is situated on the sought after south side of Wellington. It is just a pleasant stroll into Wellington town centre. Wellington has a good range of local independent shops and national stores to include the recently opened Waitrose. There is also an assortment of educational and leisure facilities to include 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 8 miles distant with its mainline railway.

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 past Beech Hill Stores and take the second turning on the right into Laburnum Road. Continue along this road bearing around to the right and then to the left where the property can be found 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/announced.smallest.climbing](https://www3.w3w.co/announced.smallest.climbing)

Council Tax Band: C

Construction: Traditional cavity construction with a brick outer leaf and part tile hung 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: high **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>

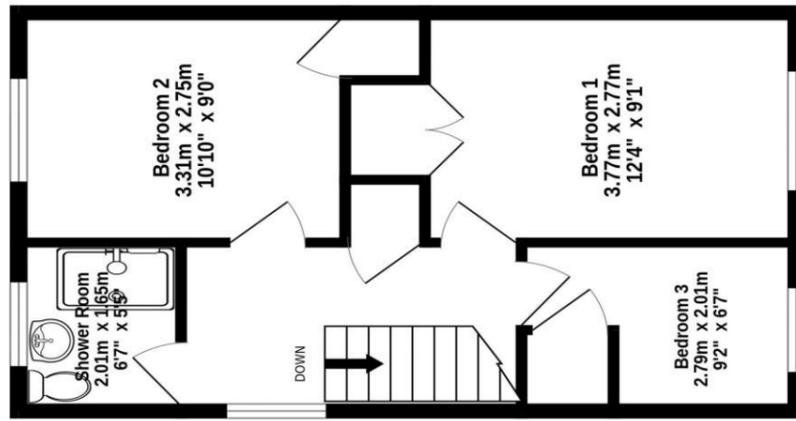
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

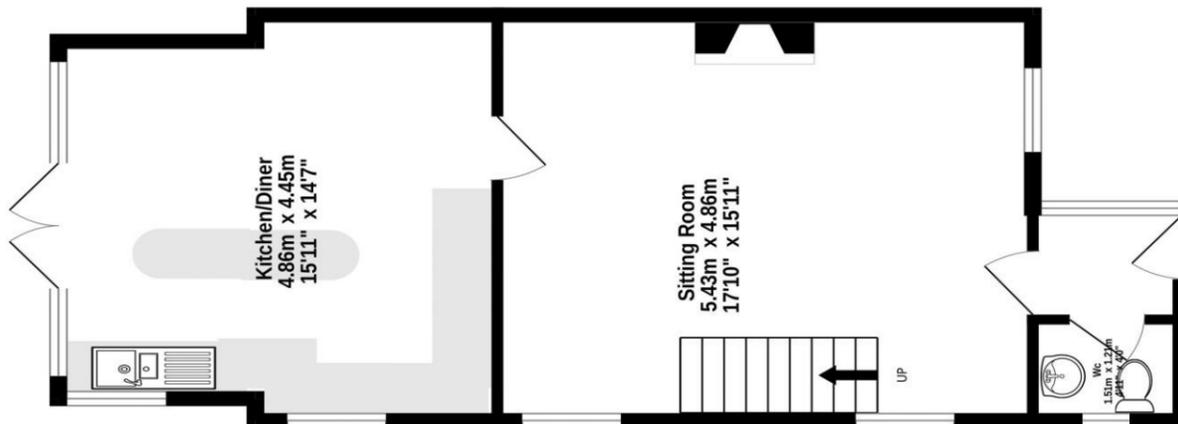
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

1st Floor
35.6 sq.m. (383 sq.ft.) approx.



Ground Floor
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 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 seller makes no representation or warranty, expressed or implied, as to their suitability or efficiency can be given.

Made with Metropix ©2024

34 Laburnum Road is a spacious three bedroom semi detached family home, situated in an end of cul-de-sac position on this popular residential street. The property is offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into an entrance porch with a downstairs cloakroom and a door to the sitting room. The sitting room itself is a particularly generous size with ample space for all every day furnishings and a door through to the kitchen/dining room at the rear. The kitchen itself is fitted with a range of wall and base units with an integrated oven, gas hob and space for further appliances. French doors open out to the garden making this the ideal entertaining space, particularly in the warmer months.

Upstairs, to the first floor there are two double bedrooms and one single bedroom all having the benefit of built in storage with an additional airing cupboard on the landing. The family bathroom is fitted with a three-piece white suite with a large walk-in shower unit.

Outside the property is set back from the road with off-road parking and a garage fitted with an up and over door and power connected. The main garden lies to the side and the rear of the property, there is a large patio adjacent to the house alongside an area of lawn with shrub borders. The property further benefits from a range of useful wooden storage sheds.

Please note that the construction of the Jurston Fields housing development is taking place behind the property - for further information please contact the office.



- Spacious 3 bedroom semi detached family home
- Potential to extend subject to any necessary consents
- Generous garden
- Garage and off road parking
- NO ONWARD CHAIN

