# 23 Talavera Walk
# Wellington
# TA21 9RP
# £265,000 Freehold

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Wilkie May & Tuckwood







**AGENTS NOTES:** This development is currently under construction; please enquire for further information on completion timescales. As is common with modern developments, there will be a contribution charge to open spaces and shared services. For further information please telephone Wilkie May & Tuckwood on 01823 667799.

**LOCATION:** Wellington is a friendly Somerset town set in a wide valley near the scenic Blackdown Hills just 7 miles from Taunton, and easily accessible via junction 26 of the M5. Many visitors and travellers pass the spotlit Wellington monument on the top of the hill overlooking the town which was built to celebrate the Duke of Wellington's victory at the battle of Waterloo. The high street boasts several independent shops and cafes, five pubs, and the town has also recently become a 'Food Town' and hosts various events and initiatives to celebrate the best in local food and drink. Whilst the 'Wellesley', the town's unique 1930s cinema offers entertainment in the evening. Of course there is a choice of supermarkets in the centre including a Waitrose where you can take care of your weekly shop. For families with children, Wellington and its surrounding area offer a choice of Ofsted-rated 'Good' schools and excellent private schools. The Bridgwater and Taunton College with its dual-site campus, (the nearest being Taunton) offers some excellent further education options. Enquire today to find out more about our beautiful houses for sale in Wellington.

**DIRECTIONS:** From the central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields.

**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, air source heat pump and solar panels.
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

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

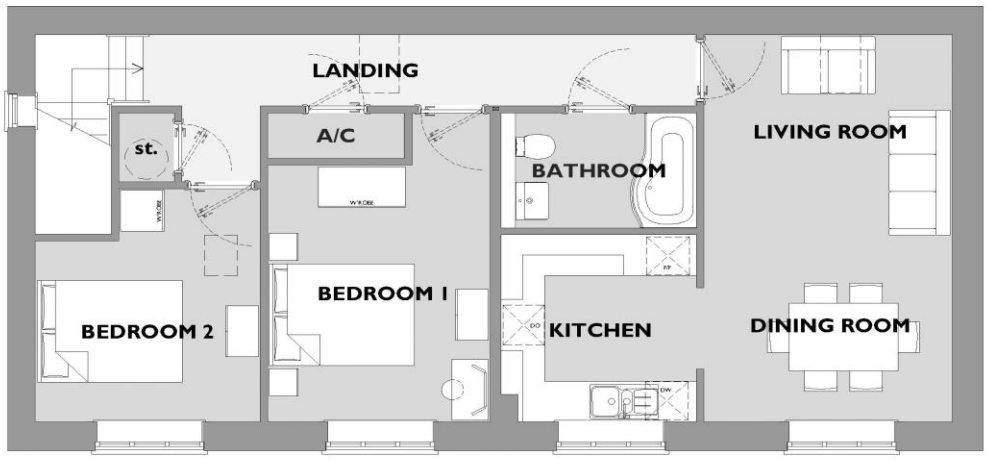
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

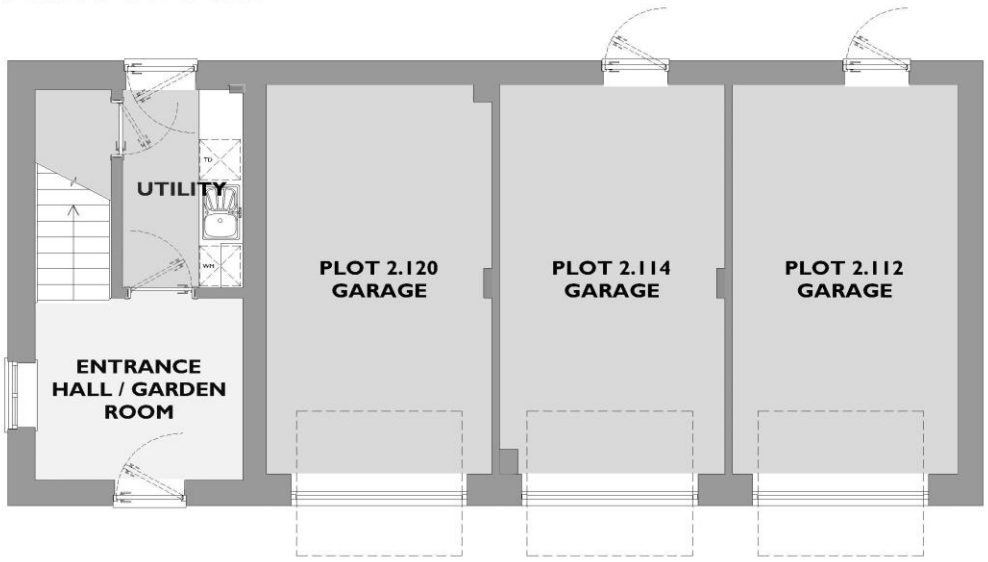
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

**Tel: 01823 667799**
29 High Street, Wellington, Somerset TA21 8QT




FIRST FLOOR




GROUND FLOOR

# PLOT 2.120

TWO BEDROOM HOME

## FIRST FLOOR

Living /Dining Room
3.42 x 5.71m (11'3 x 18'9ft)

Kitchen
2.69 x 2.76m (8'10 x 9'1ft)

Bedroom 1
3.07 x 3.79m (10'1 x 12'5ft max)
(Dimensions excluding door recess)

Bedroom 2
3.10 x 2.67m (10'2 x 8'9ft max)
(Dimensions excluding door recess)

## GROUND FLOOR

Entrance Hall / Garden Room
2.86 x 2.68m (9'5 x 8'10ft)

Utility
1.66 x 2.92m (5'5 x 9'7ft)

**Marketed by Wilkie May & Tuckwood, this stunning brand new home is set within the beautifully designed Jurston Fields development on the outskirts of the south side of Wellington at the edge of the Blackdown Hills, an Area of Outstanding Natural Beauty. Consisting of two, three, four and five bedroom homes built by C G Fry & Son, an award winning family run company, who are passionate about every aspect of the design and build with high specification as standard. The site is ideally placed to enjoy a range of local amenities, countryside pursuits and good transport links to Exeter, Bristol and beyond.**
**Viewings by appointment only. To arrange to view one of the three or four bedroom show homes, please telephone Wilkie May & Tuckwood, Wellington 01823-667799.**
**Benefiting from a 10 year NHBC warranty, the property will be finished to a high standard with a range of kitchen appliances including electric oven, gas hob, fridge/freezer, washing machine and dishwasher alongside 'Porcelanosa' tiled kitchen and bathroom walls and turfed garden. Plot 2.120 is a superb 2 bedroom detached coach house with accommodation over two floors, a garden, garage and two parking spaces. The accommodation comprises an entrance hallway/garden room along with separate utility room to the ground floor with stairs rising to the first floor which offers an open plan kitchen/dining room/sitting room along with two good size bedrooms and a family bathroom. Please note; the artist's impression, photos and floor plans are included for guidance only. All imagery has been provided by CG Fry & Son.**





