27 Hoyles Road
Wellington,
TA21 9AH
£270,000 Freehold

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Wilkie May & Tuckwood







LOCATION: Hoyles Road is situated in a prime position on the sought after south side of Wellington. The property is situated just minutes from the popular Wellesley Park Primary School and is just a short stroll from the town centre. Wellington itself has a good range of both independently run shops and larger national stores, such as the well renowned Waitrose. The town also boasts an assortment of both educational and leisure facilities such as 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 7 miles distant and the M5 can be accessed just outside the town at Junction 26.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction, turning left at the town centre traffic lights into South Street. Continue along this road, passing Wellington School and at the second mini roundabout, take the right hand fork into Wellesley Park. Continue along this road taking the last turning left before the bypass. Follow the no through road to the end where the property will be seen at the end.

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//homeward.relation.reslves
Council Tax Band: C
Construction:
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 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. 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.

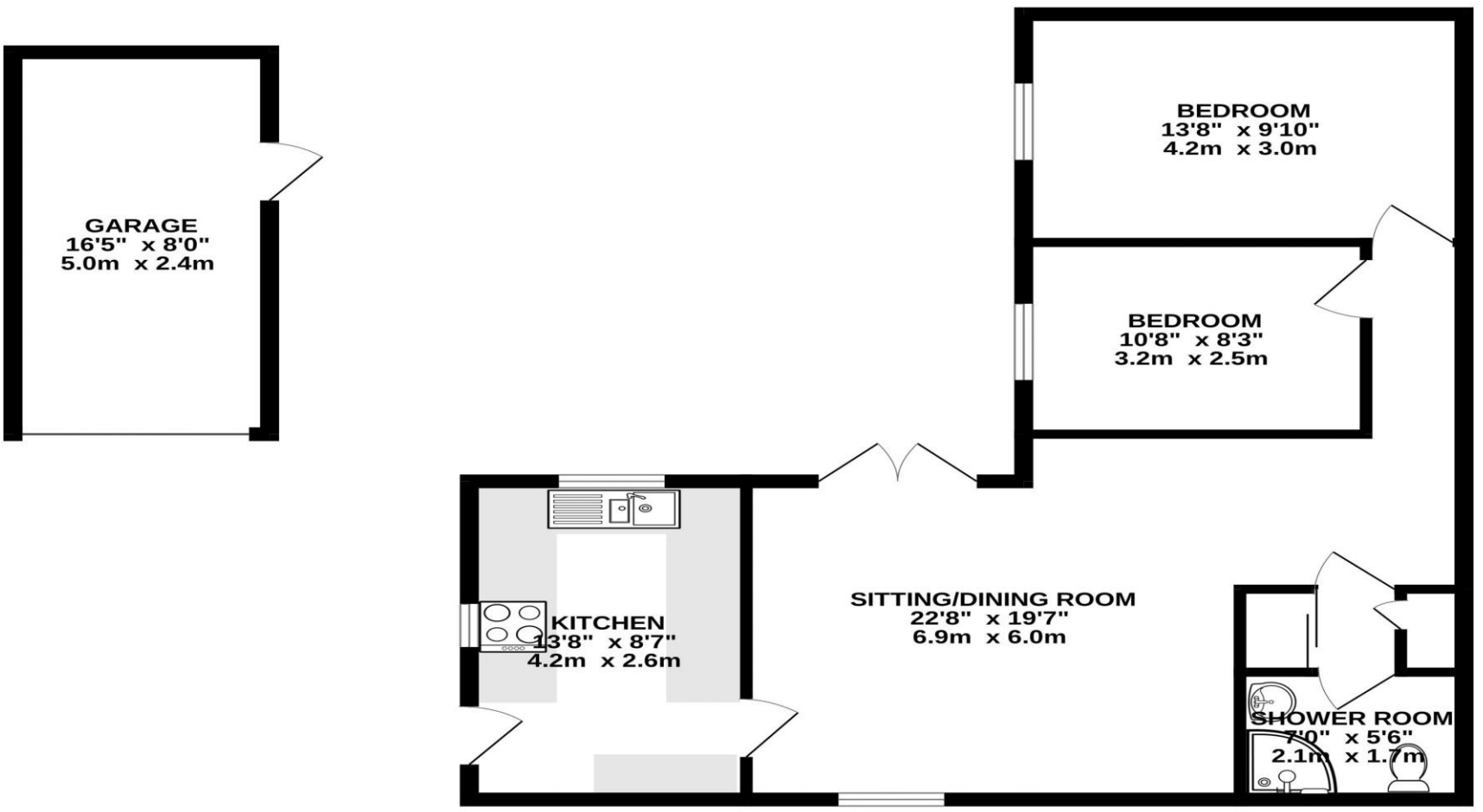
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Property Ombudsman rightmove

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

WM&T

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) 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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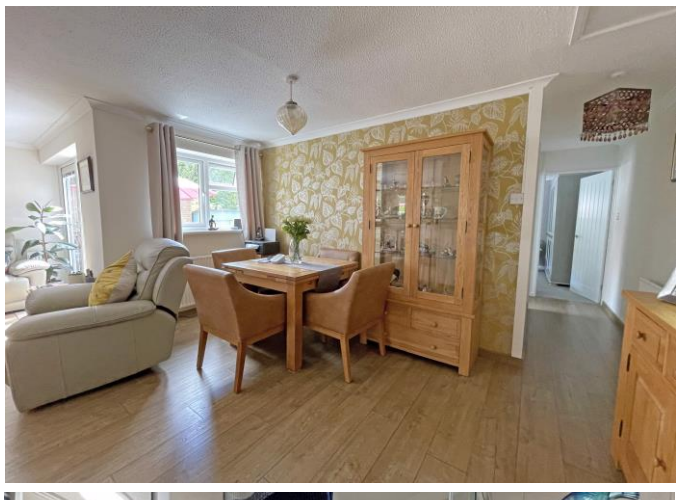
27 Hoyles Road is a spacious 2 bedroom semi detached bungalow situated in an end of cul de sac location on the south side of Wellington.

The property is beautifully presented throughout and benefits from a garage and driveway parking.

The accommodation comprises in brief; steps to the front door leading directly into the modern kitchen with plenty of wall and base units for storage, tiled splashbacks and a one and a half sink. There is an integrated eye level double oven, ceramic hob with extractor above along with a fitted washing machine and under counter fridge. The sitting/dining room provides ample space for all everyday furnishings with French doors opening to the garden, making this the ideal room to entertain guests. The sleeping accommodation comprises two double bedrooms which are served by the shower room.

Externally, the front of the property offers driveway parking and a single garage with electric door. The rear garden is fully enclosed and features a large area of raised decking which is accessed via the French doors in the sitting room. A ramp down to an area of gravel and artificial lawn along with two storage sheds and a personal door to the garage.





- **Spacious two bedroom bungalow**
- **Beautiful enclosed garden with raised decking**
- **Modern kitchen**
- **Garage with electric door**
- **Driveway parking**



