



EPC



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 Taunton direction. Take the second exit at the first roundabout and the third exit at the second roundabout into Cades Farm. Follow the road as it leads through the development after a long straight road you will follow a right hand bend. Shortly after, turn left onto Aspin Close where the property will be found straight ahead on the right hand side as indicated by our For Sale board.

AGENTS NOTE: As is the norm in most newer developments there is an annual estates management charge which we understand to be approximately £180.

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//obligated.hides.trams

Council Tax Band: D

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

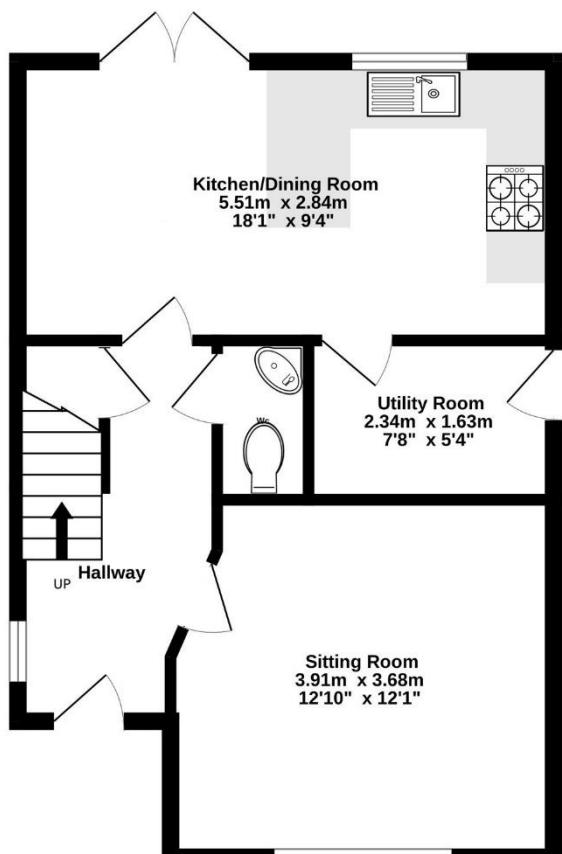
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

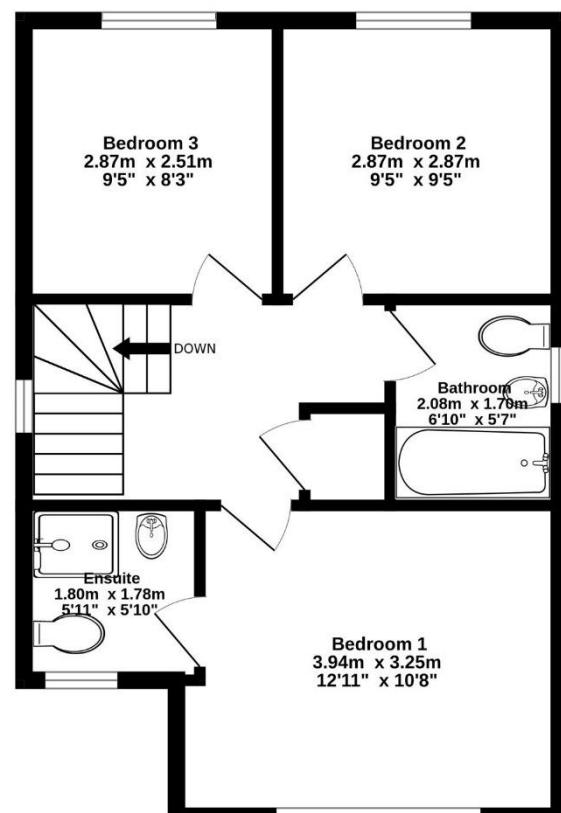
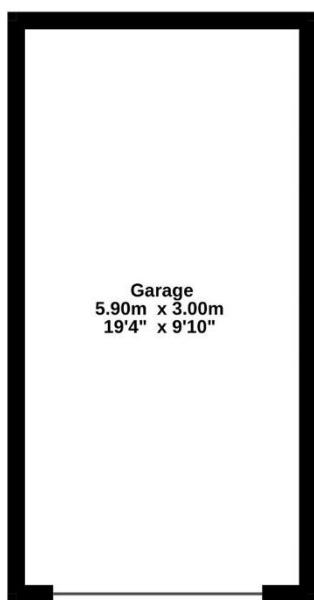
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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



1st 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**

Sitting on a generous corner plot, 20 Aspin Close is a well presented and neutrally decorated three bedroom detached home situated on a quiet plot within the popular 'Cades Farm' residential development with close access to local amenities and transport links.

The property comprises in brief, a path to the front door which leads into the hallway with low maintenance flooring and access to the principal rooms, along with a W/C and stairs rising to the first floor with a storage cupboard underneath. The sitting room overlooks the front elevation and the kitchen/dining room is situated at the rear benefitting from wall and base units with contrasting worktops, a stainless-steel sink, a four-ring gas hob, a single oven and extractor fan. There is plenty of room for dining furniture and French doors into the garden. A utility room houses the boiler and provides additional units and space for further white goods.

The first-floor landing is light and spacious and leads to a master bedroom overlooking the front elevation and also benefits from an ensuite shower room. The second bedroom is a double room and bedroom three is a small double, both overlooking the rear garden. The family bathroom is predominately tiled along with a white three piece suite.

Externally, the property benefits from a private, fully enclosed rear garden with lawn and patio areas along with gated access to the driveway parking and single garage.



- Three bedroom detached property
- Popular residential development
- Well presented
- Driveway parking
- Garage
- Corner plot

