



Agents Note: As is the norm with most modern developments there is an annual maintenance charge of £240 per annum. Please note the property is located approximately 100 metres from a railway line. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Tredwin Close is located on the popular Longforth Farm development ideally placed on the outskirts of Wellington yet within walking distance of the town centre. The development itself benefits from children's play areas with a primary school and good nearby walking routes. Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town also benefits from a good assortment of educational and leisure facilities such as a Sports Centre with its own swimming pool and a local cinema. There are a number of clubs, societies and activities for all ages within the town, with the Wellington Monument at the top the Blackdown Hills providing a stunning backdrop.

DIRECTIONS: From our Wellington office, proceed in the Taunton direction passing through the traffic lights and continue to the mini roundabout taking the first exit to Longforth Farm. As you go into the estate continue along the main road taking the second right turning into Maurice Jennings Drive, turning left onto Proctor Road and then first right into Follett Close. Upon entering Follett Close, turn first right into Tredwin Close where the property will be seen further along on the right 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, electric heating, solar panels (owned), telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///shorthand.maker.roke

Council Tax Band: D

Construction: Traditional cavity construction with a brick outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good outdoor and limited indoor mobile coverage.

The maximum available broadband speeds are 1000 Mbps download and 220 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.

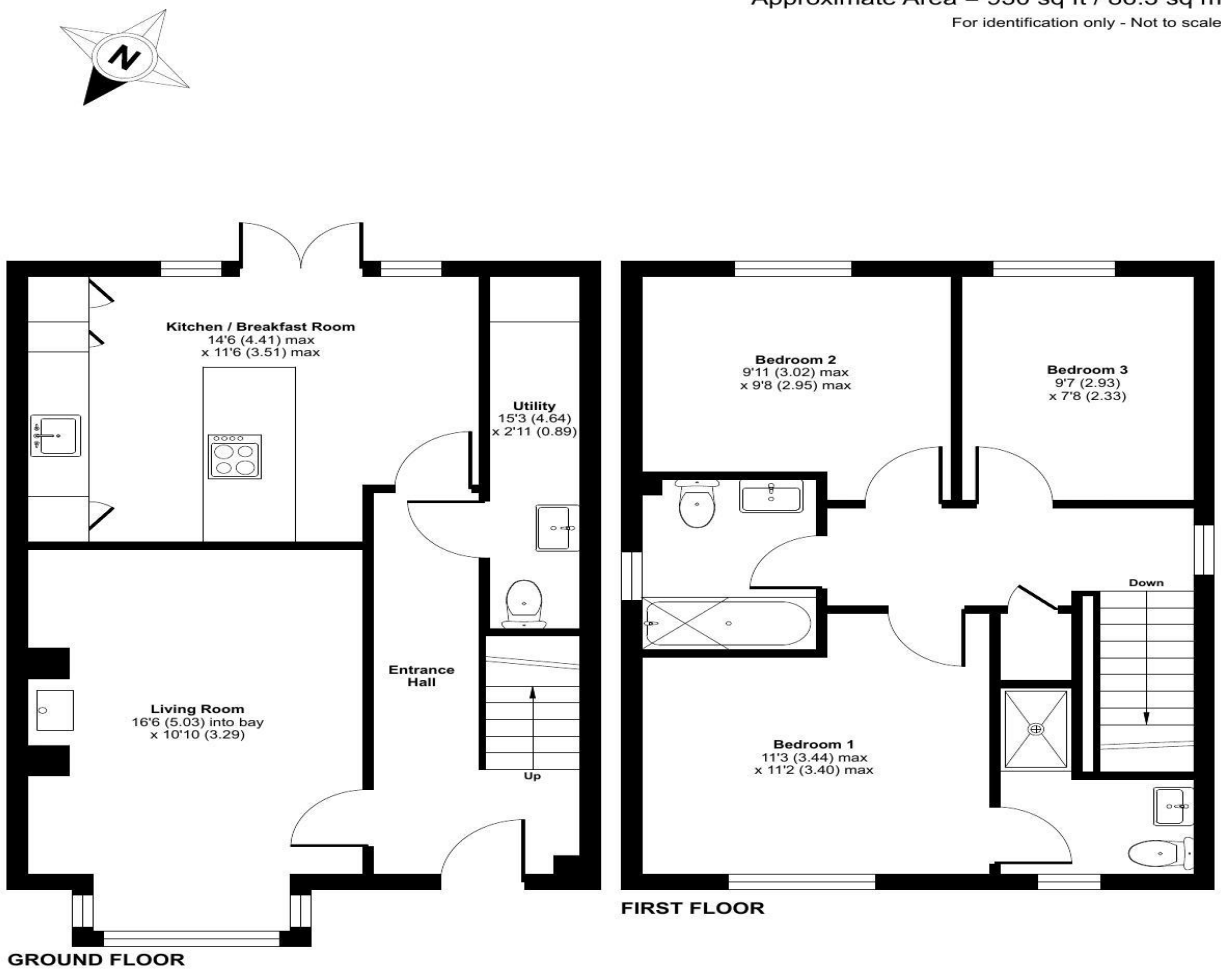
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Tredwin Close, Wellington, TA21

Approximate Area = 930 sq ft / 86.3 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1204974

A stunning three bedroom detached home situated in a pleasant plot position on the popular Longforth View development benefiting from a garage driveway parking and a separate home office. The property has been updated throughout by the current occupiers to include a new kitchen, reconfiguration of the utility and cloakroom, new en-suite shower room and the additional of solar panels with an electric vehicle charging point. The property was built by Bloor Homes in 2020 to 'The Yarkhill' design and benefits from the remainder of its 10 year builders warranty.

The accommodation on offer briefly comprises; front door opens into the entrance hallway with stairs rising to the first floor, useful under stairs storage and access to the utility room with plumbing for a washing machine and tumble dryer alongside cloakroom facilities. Immediately upon entering the property you will notice the quality of the finish and the thought that has gone into creating this wonderful home. A door leads through into the sitting room which is located at the front of the house and benefits from a walk in bay window and feature fireplace housing a bio-ethanol stove creating a lovely focal point to this family space.

At the rear of the property you will find the kitchen/dining room which has been refitted with a comprehensive range of wall and base units with a full set of integrated appliances and a large breakfast bar providing seating.

To the first floor, there are three bedrooms with the master benefiting from an en-suite shower room and the family bathroom fitted with a three piece suite.

Externally, the property is set back from the road with driveway parking for 2 vehicles with an electric vehicle charging point in turn leading to the garage with light and power connected, an up and over door and personnel door to the rear. The garden has been designed with ease of maintenance in mind and provides a lovely space to entertain or sit out and relax particularly given the good degree of privacy on offer. Adjacent to the house there is an enclosed veranda for additional seating and providing covered access to the home office which is connected to power and fully insulated. In addition, there is a useful wooden storage shed and a side access gate.



- Three bedroom detached family home
- Upgraded throughout
- Separate home office
- Garage and driveway parking
- Solar panels and electric vehicle charging point