



**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.

We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor. We understand there is a Deed of Variation in place and recommend you seek advice from your solicitor.

**DIRECTIONS:** From our Wellington town centre office proceed in the Taunton direction turning right at the second roundabout into the Cades Farm Development. Continue through the development, after a short distance taking the second left into Popham Road where the property will be found on the left hand side indicated by our for sale board.

**AGENTS NOTE:** As with many new developments there will be a contribution charge for the communal green areas which we understand from our vendors to be approximately £190.00 per annum.

#### 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/invite.finalists.pigtails](http://w3w.co.uk/invite.finalists.pigtails)

**Council Tax Band:** E

**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:** medium (retention pond)    **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

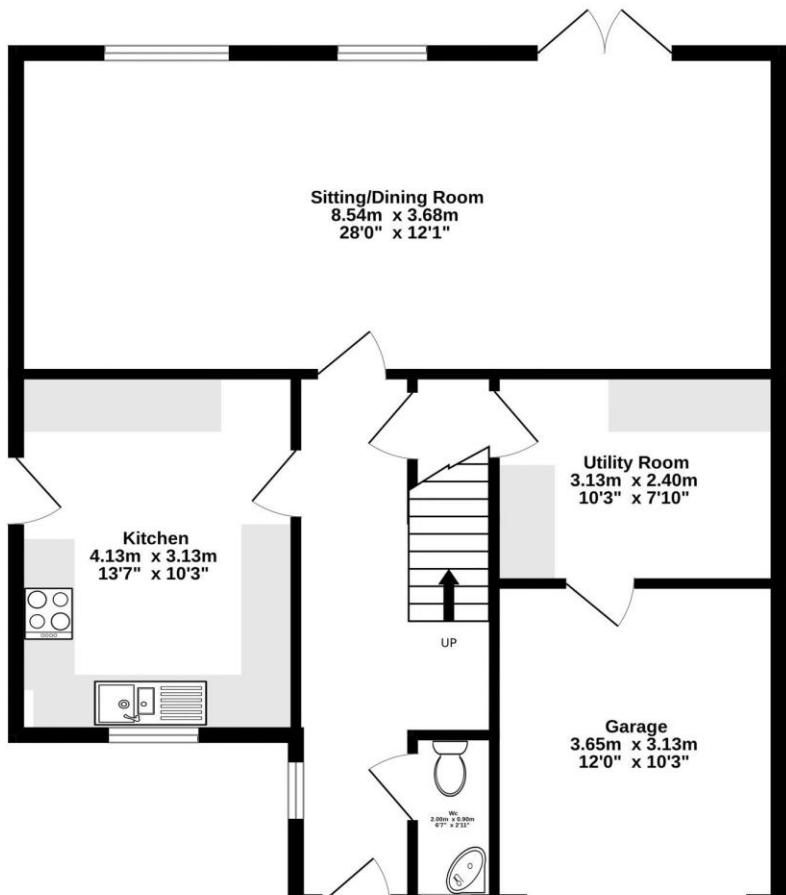
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

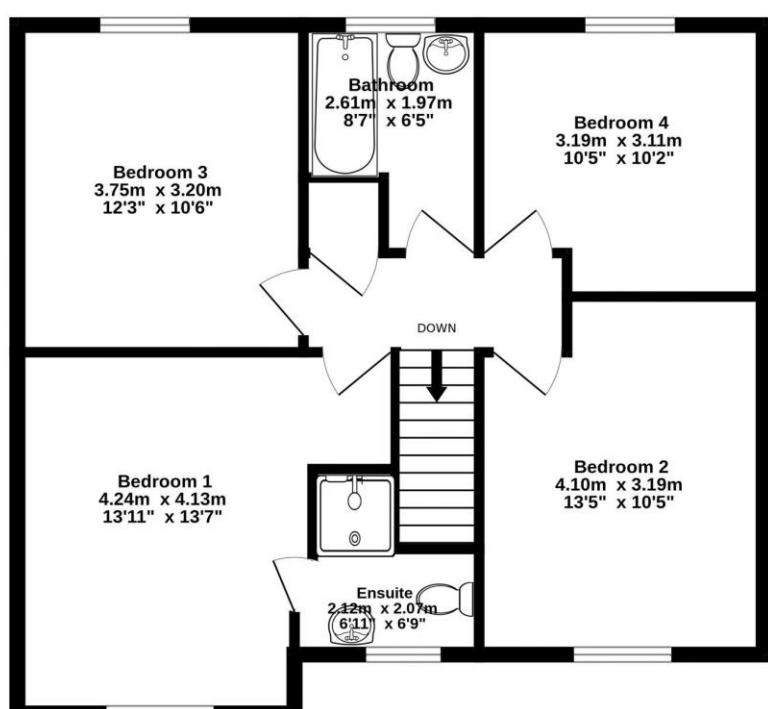
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

**Ground Floor**  
77.1 sq.m. (830 sq.ft.) approx.



**1st Floor**  
62.3 sq.m. (671 sq.ft.) approx.



**TOTAL FLOOR AREA : 139.4 sq.m. (1500 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 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**

3 Popham Road is a beautifully presented four bedroom detached property situated on the popular 'Cades Farm' development within walking distance of the town centre and local amenities.

The property comprises in brief; a modern feature door leading into the spacious hallway providing access to the principal rooms, a downstairs cloakroom and an under stairs storage cupboard leading to the utility room and garage. The kitchen/breakfast room offers plenty of wall and base units with contrasting worktops and tiled splashbacks along with a breakfast bar. There is an induction hob and a double oven as well as a stainless steel one and a half sink, a dishwasher and space for a fridge freezer. The sitting/dining room sits at the rear of the property and overlooks the rear garden whilst also benefiting from French doors. The under stairs storage cupboard has a second door leading into the utility room at the back of the garage providing space for white goods and further storage space at the front of the garage with an electric door.



The first floor offers four double bedrooms with the master benefiting from an ensuite. The remaining bedrooms are serviced by the partly tiled family bathroom with a three-piece white suite and shower over the bath. Externally, the front of the property has driveway parking and is predominately laid to lawn along with a path to the front door and flowerbed surrounds. The rear garden is fully enclosed with a large patio area, decking and artificial lawn along with raised flower beds.



Benefiting from uPVC double glazing and gas central heating the property offers an excellent family home. The property is built with a timber frame and a brick outer leaf under a tiled roof.



- Four bedroom detached home
- Beautifully decorated
- Popular residential development
- Ensuite
- Utility room
- Driveway parking
- Garage