



Location: Meyer Close is located on the Cades Farm development within walking distance of the town centre with a local primary school located close by. 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 amenities such as a Sport Centre with its own swimming pool and local cinema. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

Directions: From our Wellington office proceed in the Taunton direction passing through the traffic lights and continue to the mini-roundabout taking the second exit to the next roundabout taking the third exit onto Cades Farm. Drive to the opposite side of the green where the property will be found in front of you.

AGENTS NOTE: This property is offered to the market through the shared ownership scheme. The advertised sale price of £84,000 reflects the 40% share available for purchase, whilst the other 60% will be owned by LiveWest Homes Ltd, to whom a monthly rent of £271.17 will be paid. In addition to the monthly rent there will be at monthly service charge of £27.69 which includes the management company charges and sinking fund charges along with a monthly building insurance fee of £12.42. An incoming purchaser will have the opportunity, once completion has taken place, to purchase further shares in the property, as and when they choose, until they own 100% of the property. The monthly rent will decrease as LiveWest Homes Ltd's share decreases. The property is currently leasehold with a 125 year lease from 1st October 2016, however once 100% of the property is owned the property will become freehold. Please note the current full market value of the property is £210,000. In order to purchase this property, an application must be made to LiveWest Homes Ltd, via LIVEWEST.CO.UK/APPLY-FOR-YOUR-RESALE-HOME. In order to qualify for a purchase you must have a gross household income of less than £80,000 per year, do not currently own a property (or that is is SSTC), you cannot afford all of the deposit and mortgage payment to buy a home that meets your needs on the open market and have a sufficient deposit and funds available to pay associated costs. There will also be a payable reservation fee of £500 to secure the property. Please note the application process is done on a first come first served basis. For further information on the scheme, please contact Wilkie May & Tuckwood on 01823 667799. This information is correct as of 02.12.23 but may be subject to change.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating.

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

Property Location: w3w.co//nicer.winks.chessy

Council Tax Band: B

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

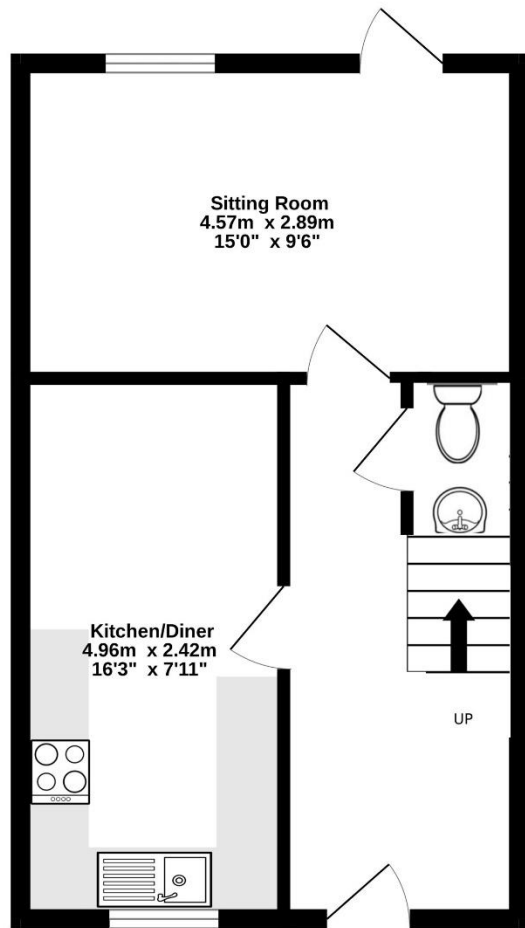
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

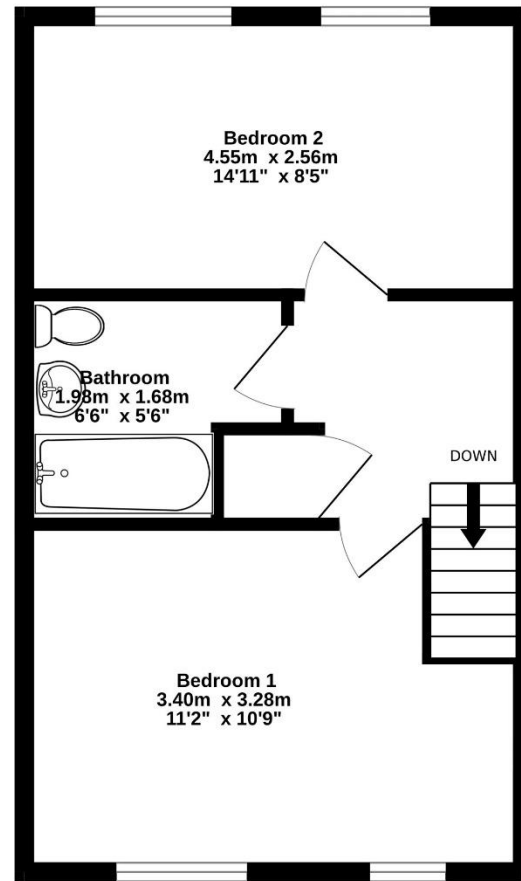
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
36.2 sq.m. (390 sq.ft.) approx.



1st Floor
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 72.4 sq.m. (779 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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52 Meyer Close is a beautifully presented modern two bedroom mid terrace home located in a lovely position with an outlook over the central green of the development enjoying two parking spaces to the front aspect. The property benefits from uPVC double glazing and gas fired central heating and has a particularly high energy efficiency rating. Having been built in 2016, the property still has the remainder of its 10 year building warranty. Offered to the market under the "Shared Ownership Scheme" with the asking price based on a 40% share. ELIGIBILITY CRITERIA APPLIES SEE BELOW AGENTS NOTE.

The accommodation briefly comprises a front door with storm porch leading through to the entrance hallway with stairs rising to the first floor and a downstairs cloakroom. The kitchen/dining room has a modern contemporary feel with a distinct area for a table and chairs. The kitchen area offers a range of matching white wall and base units with contrasting work surfaces and up-stands with a built-in oven, gas hob, extractor fan over and space for further appliances along with a wall mounted boiler. The sitting room expands the entire width of the property and has been pleasantly decorated with ample space for furnishings with a window and doorway leading directly to the rear garden.

To the first floor, the landing provides access to the loft and a separate useful storage cupboard along with two double bedrooms complemented by the part tiled family bathroom which comprises a three-piece white suite with a hot and cold mixer tap with shower head attachment.

Externally there is a small frontage designed with low maintenance in mind leading to the off-road parking for two vehicles. The rear garden is fully enclosed and has an extended patio area, raised flowerbeds and a raised feature pond. Furthermore, there is a generous shed and rear gated access. The garden also benefits from being fully enclosed and enjoys a good degree of privacy.

Presented in excellent decorative order throughout and benefitting from uPVC double glazing and gas central heating, the property offers an excellent family home.



- SHARED OWNERSHIP
- Two bedrooms
- Two allocated parking spaces
- Landscaped enclosed garden
- Overlooking central green
- Beautifully presented
- High energy efficiency rating