



Agents Note: This is a Freehold property with two parking spaces leased to LiveWest on a long lease arrangement, details tbc via solicitors. There is a monthly development charge of approximately £2.50.

LOCATION: Westford Grange is situated in the pretty hamlet of Westford. There is a selection of both new and period properties enjoying pretty countryside with numerous walks and outdoor pursuits available. Westford is approximately 1 ½ miles from the town of Wellington town centre is within easy walking distance and benefits from a good range of both independent shops and larger national stores such as the well renowned Waitrose and Costa Coffee.

DIRECTIONS: From our town centre office proceed in the Exeter direction, turning right at the second set of cross road traffic lights into Rockwell Green. Continue through Rockwell Green over the railway bridge and continue along Payton Lane where Westford Grange will be found further along on the left hand side. Turn left into the development and follow the road around to the right hand side, taking a right turn where the property will be straight ahead 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, gas central heating, telephone

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

Property Location: w3w.co///ripe.fall.agency

Council Tax Band: B

Construction: Traditional cavity construction with brick and external cladding outer leaf under a tiled roof.

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 53 Mbps download and 10 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. 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.

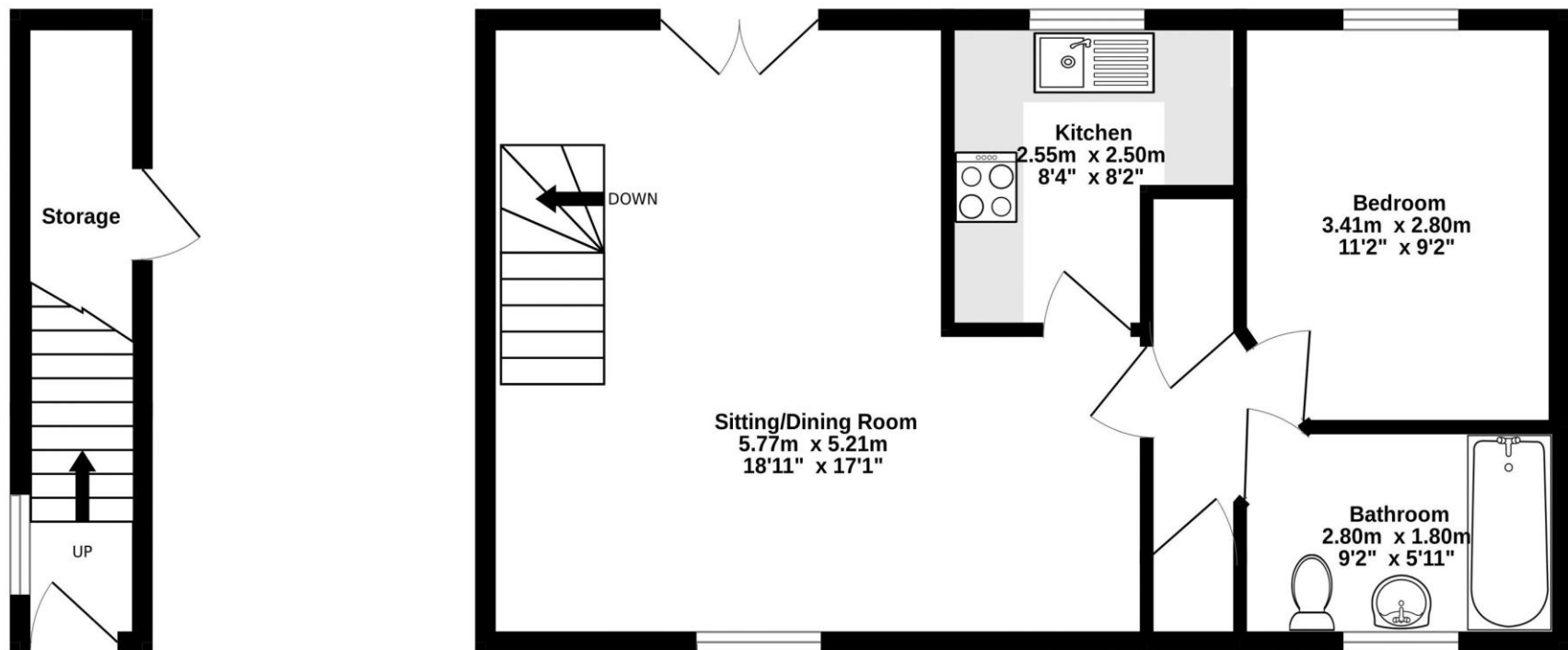
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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
5.6 sq.m. (60 sq.ft.) approx.

1st Floor
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 54.3 sq.m. (585 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**

A one double bedroom detached coach house located in the popular village of Westford on the edge of Rockwell Green and within walking distance of a range of local amenities and countryside walks. The property benefits from gas fired central heating and is offered to the market with vacant possession and **NO ONWARD CHAIN**.

The accommodation comprises in brief; front door opens into the entrance hall with stairs to the first floor. The living accommodation is open plan in concept with ample space for all everyday furnishings and a Juliet balcony affording fabulous views across the adjoining countryside.

The kitchen is fitted with a range of wall and base units with an integrated oven and hob, under counter fridge and space for a washing machine.

There is a double bedroom serviced by the family bathroom which is fitted with a modern white three piece suite with a shower over the bath and a built in airing cupboard in the internal hallway.

Externally, the property benefits from an under stairs storage cupboard and parking for one vehicle.



- Detached coach house
- Fabulous views across adjoining open countryside
- Open plan sitting/dining room
- Off road parking
- Gas fired central heating

