



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 office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, proceed straight forward, continue until you see the Monument View development on your left hand side, turning into the development continue forward and take the first left hand turning into Elizabeth Close. You will find the property a little way down on your right hand side.

AGENTS NOTE: As with many new developments there will be an annual contribution to communal green areas which is yet to be confirmed. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

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//tile.servicing.leans

Council Tax Band: F

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 7 Mbps download and 0.8 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>

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

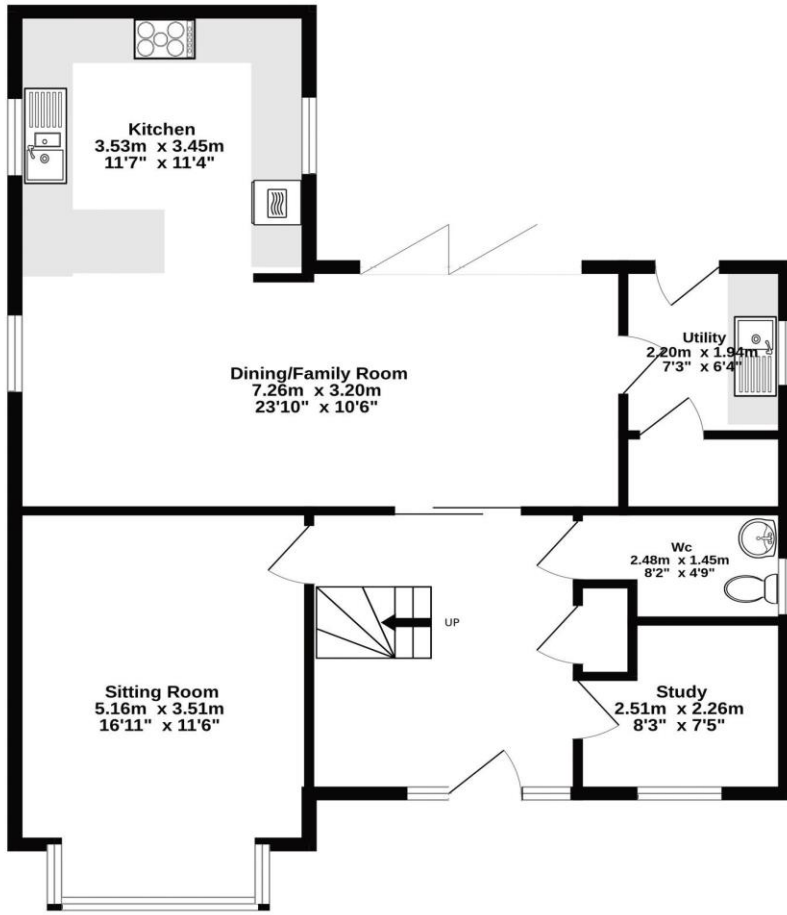
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and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

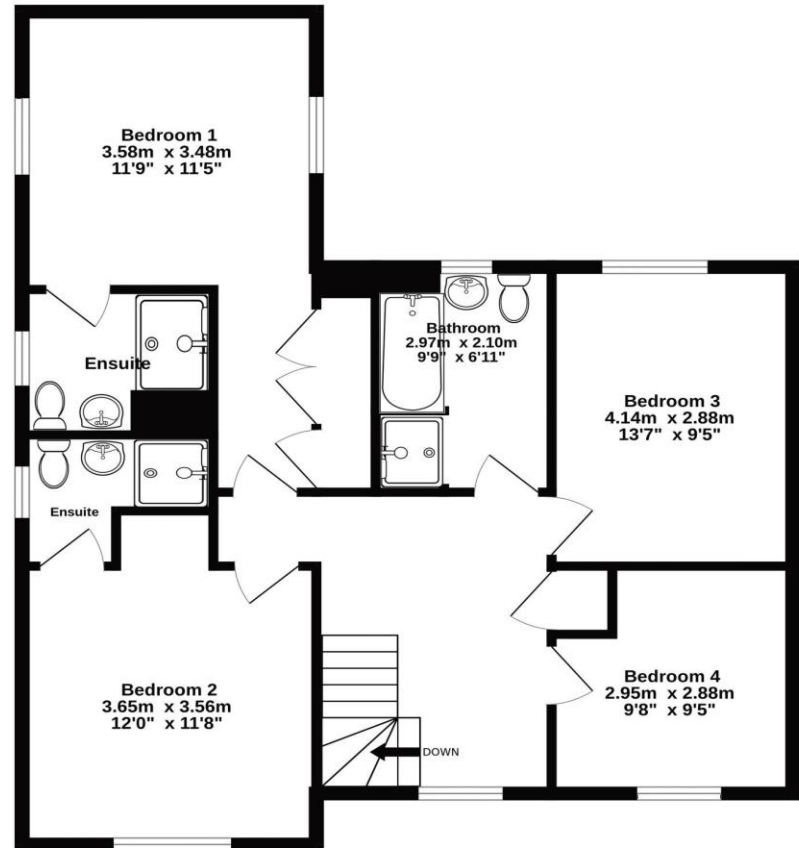
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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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Built with brick and block construction in December 2022, this beautifully presented four bedroom detached property in 'The Maple' design is offered to the market with NO ONWARD CHAIN and is situated on an enviable plot on the Monument View development.

The property comprises in brief; a door leading to an open hallway providing access to the principle rooms along with a cloakroom, designed to accommodate those with additional needs, and a storage cupboard. The sitting room overlooks the front elevation and offers a large, walk-in bay window and the study also enjoys a front outlook. The kitchen/dining/family area is accessed via sliding doors to make the best use of space and is clearly the hub of the home. The kitchen is designed with 'BOSCHE' integrated appliances including a fridge/freezer, dishwasher, eye level single oven and a five ring gas hob with extractor above. The dining area enjoys bi-folding doors to the garden creating additional light and completing the downstairs accommodation is the utility room which houses the boiler and offers space for white goods, an airing cupboard and a door to the rear garden.

The first floor benefits from four double bedrooms with two offering ensuite shower rooms with heated towel rails. There are wardrobes in bedroom one and a view of the monument from bedroom three. The family bathroom benefits from a white four piece suite with a separate shower cubicle.

Externally, the front of the property enjoys a small area of lawn with a path to the front door and there is driveway parking for two/three vehicles. There is an electric car charging point and a single garage with an up and over door. The rear garden is fully enclosed and predominately laid to lawn along with a patio area for seating.



- Large four bedroom detached property
- Built in December 2022 (still within '2 year 'snag period')
- Two ensuites
- Open plan kitchen/dining/family room
- Bi-folding doors to the rear garden
- Garage and driveway parking