



LOCATION: The property sits to one side of this modern development ideally placed on the outskirts of Wellington, yet still within walking distance of the town centre. Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

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

DIRECTIONS: From our town centre office proceed in the Taunton direction passing through the traffic lights, as you leave the town centre, take the second exit at the first roundabout and third exit at the second roundabout into the Cades Farm development. Continue along this road for approximately 1/4 of a mile, turn left into Mills Drive and follow the road around where the property will be found around the corner to the left hand side as indicated by our For Sale board.

AGENTS NOTE: As with many modern developments there is a contribution to the maintenance of the open spaces which we understand to be approximately £200 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/alley.swooned.lasts

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 mobile coverage. The maximum available broadband speeds are 100 Mbps download and 200 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>

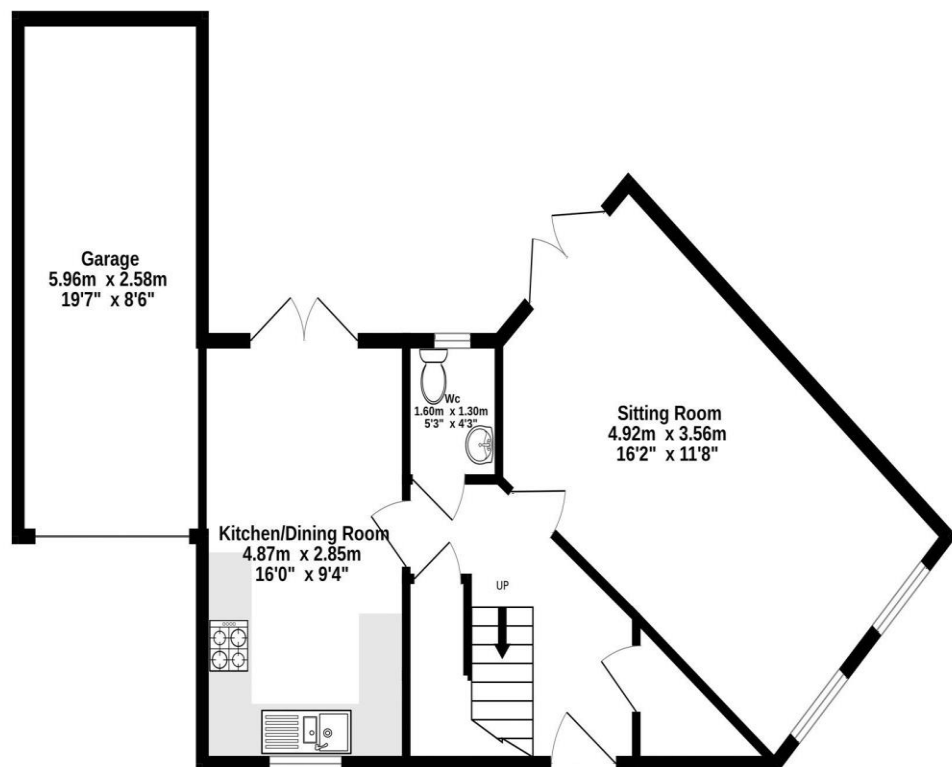
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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:

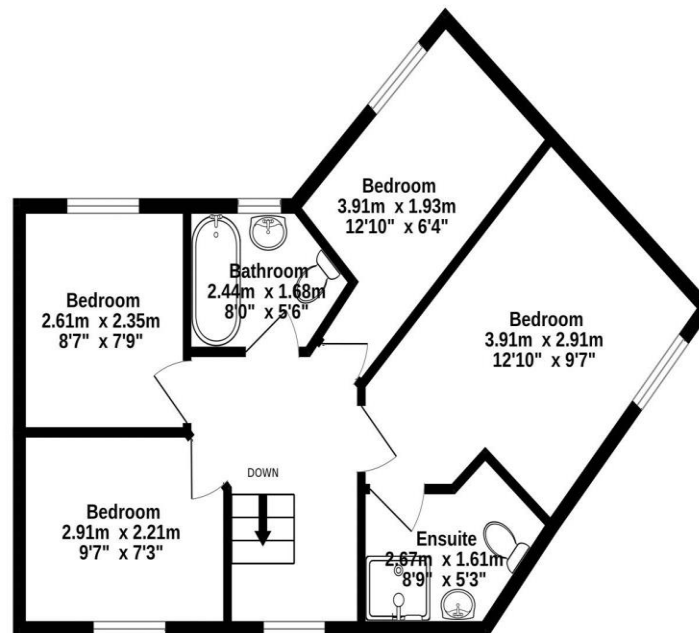
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
63.7 sq.m. (686 sq.ft.) approx.



1st Floor
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA : 110.7 sq.m. (1192 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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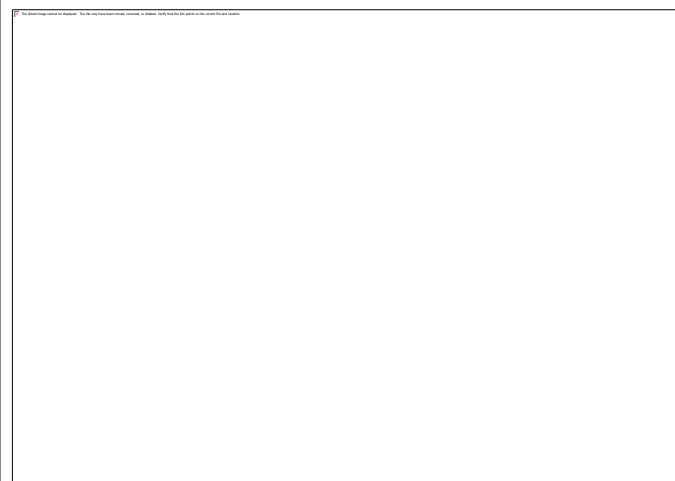
41 Mills Drive is a four bedroom link detached property situated on the popular Cades Farm development within easy reach of local amenities and transport links.

The property comprises in brief; a sitting room with French doors to the rear garden and the kitchen/dining room benefitting from plenty of wall and base units for storage, a stainless-steel sink and an integrated double oven with a four ring gas hob and extractor above. There is plenty of space for white goods and dining furniture and there are also doors to the rear garden. Completing the downstairs accommodation is the downstairs cloakroom, airing cupboard and under stairs storage cupboard.

The first floor offers four bedrooms with the master benefiting from an ensuite. The remaining bedrooms are serviced by the family bathroom with a white suite and hand held shower over the bath.

Externally, there is driveway parking for two vehicles to the front along with a single garage with an up and over door and plenty of eaves storage. The rear garden is fully enclosed and lain to patio and artificial lawn. There is a storage shed and additional office area.

Overall, the property is in good decorative order throughout and offers an excellent family home.



- Four bedroom link detached property
- Popular modern development
- Landscaped rear garden
- Home office in the garden
- Master en-suite and large family bathroom
- Garage and driveway parking

