



**Agents Note:** As is the norm with most modern developments, there is an annual contribution charge of £120.

**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 the central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office then first right and first left into Sanford Rise where the road bears around to the right and the house will be found on the left hand side.

**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///strumming.scrub.puts](http://w3w.co///strumming.scrub.puts)

**Council Tax Band:** C

**Construction:** Traditional cavity construction with an external render under a slate roof with an imitation chimney stack

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 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>

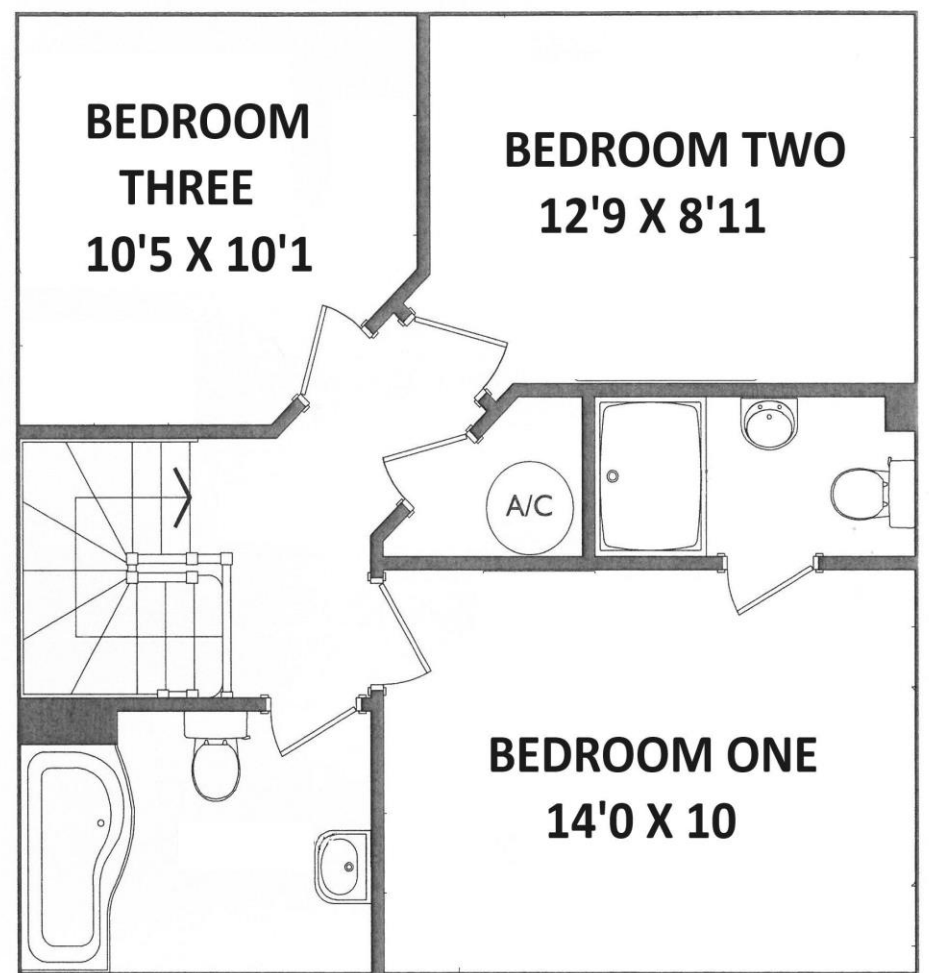
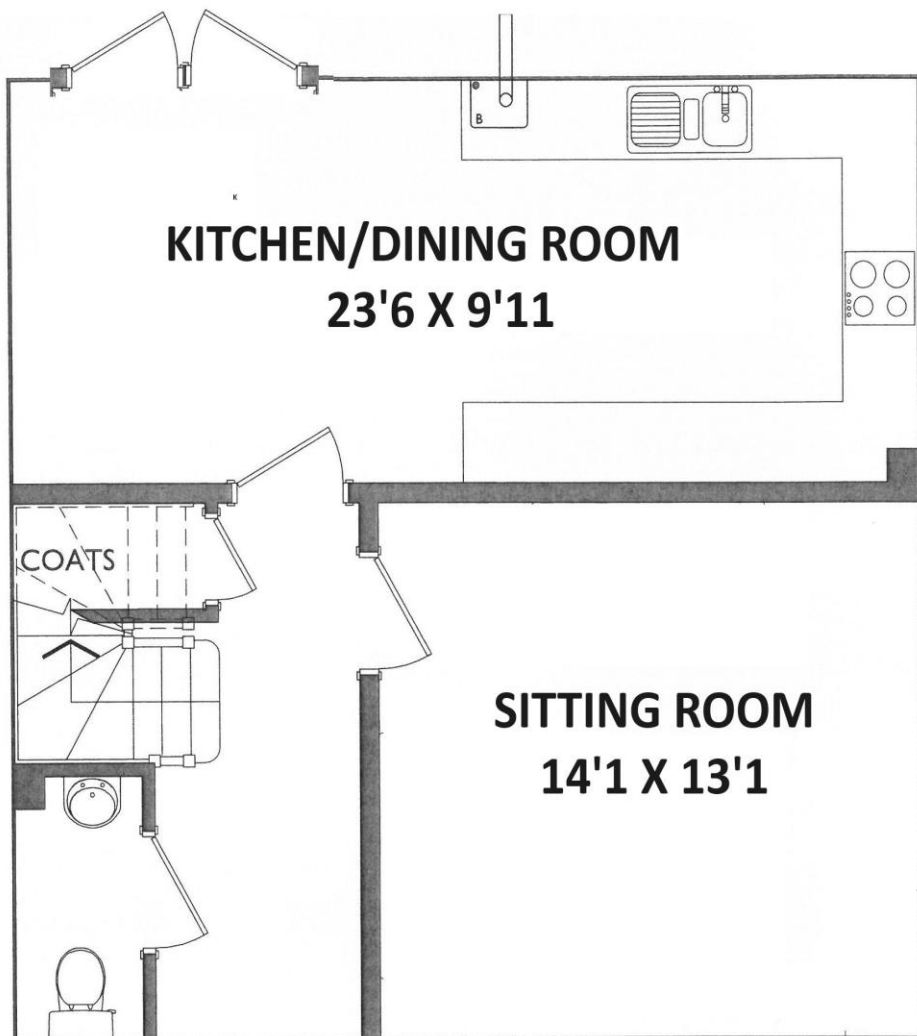
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



31 Sanford Rise is a well presented three bedroom semi detached family home set in a pleasant plot position on the popular Jurston Fields development, built by reputable family builder C G Fry & Son in 2021 and benefiting from the remainder of its 10 year NHBC warranty. The property benefits from a garage and driveway parking and an internal viewing comes highly recommended to fully appreciate the quality and finish of this home.

The well balanced accommodation is arranged over two floors and briefly comprises; front door opens into the entrance hallway with a cloakroom, stairs rising to the first floor and doors to the principal rooms. The sitting room has a window to the front elevation and a feature fireplace whilst, to the rear of the property, there is a large open plan kitchen/dining room.

The kitchen itself is fitted with a comprehensive range of wall and base units with a full range of integrated appliances whilst the dining area provides space for a family size table and chairs with French doors opening to the garden.

To the first floor there are three bedrooms with the master benefiting from built in wardrobes and an en-suite shower room. The family bathroom is fitted with a three piece white suite with a shower over the bath.

Outside, the property will be set back from the road with driveway parking to the side, in turn leading to the garage. The rear garden is predominantly laid to lawn with a patio adjacent to the house and enjoys a good degree of privacy.



- Nearly new 3 bedroom semi detached home
- Garage and driveway parking
- Popular modern development
- Master en-suite
- Open plan kitchen/dining room
- Full range of integrated appliances

