



Agents Note: As with many modern developments there is a contribution to the maintenance of the open spaces which we understand to be approximately £190 per annum.

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

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.

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 the right hand band where the property will be seen directly in front of you.

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///sank.unspoiled.horses

Council Tax Band: D

Construction: Traditional cavity construction with a rendered outer leaf under a slate roof

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

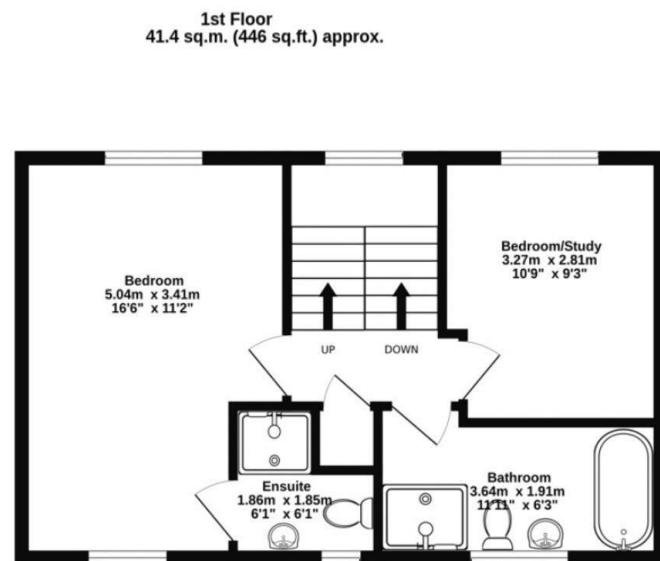
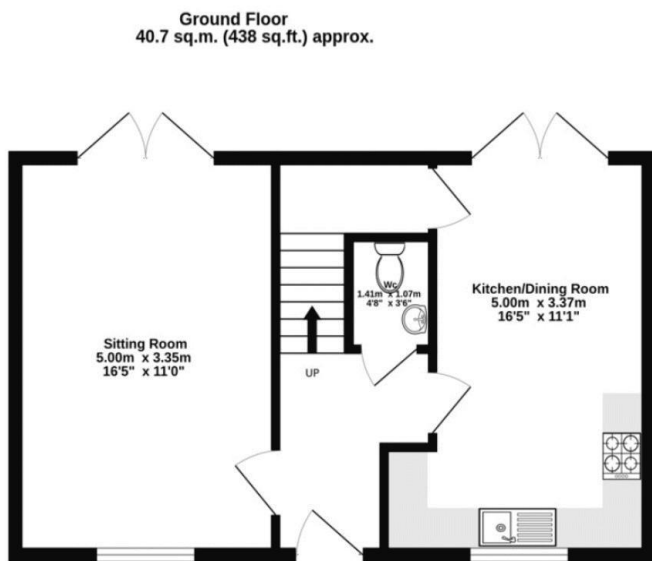
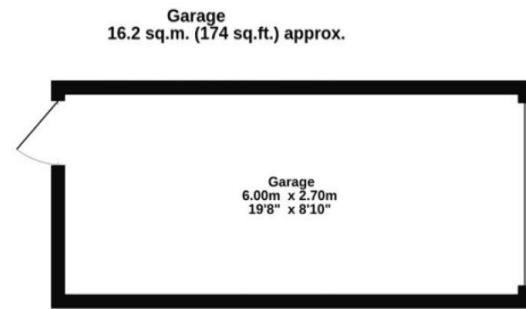
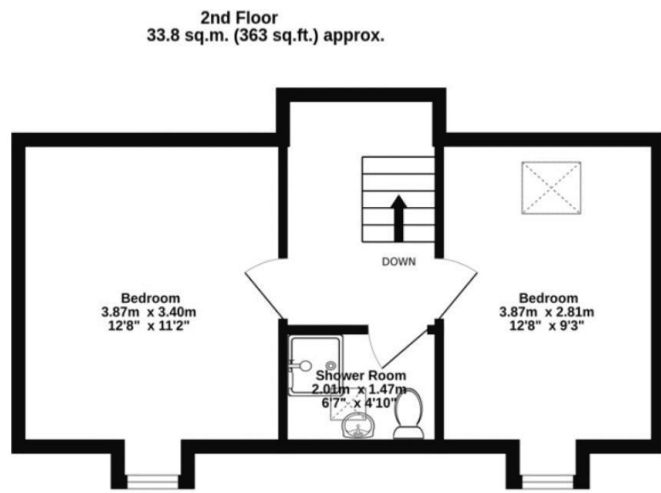
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



TOTAL FLOOR AREA : 132.1 sq.m. (1422 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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79 Mills Drive is a well presented and spacious four double bedroom detached family home, situated on the outskirts of Wellington. The property was built by Wainhomes in 2017 and retains the remainder of its 10 year NHBC warranty. Warmed by gas fired central heating, the majority of the rooms also have the benefit of dual aspect, creating a light and airy home which would perfectly suit a family.

The well balanced accommodation is arranged over three floors and briefly comprises an entrance hall with cloakroom and doors to the principal rooms. The sitting room is a generous size with ample space for furnishings and French doors opening to the garden whilst, to the other side of the property, the kitchen/dining room is open plan in concept with a comprehensive range of wall and base units and a full range of integrated appliances alongside room for a large dining table and chairs with an additional set of French doors opening to the garden, creating the ideal entertaining space, particularly in the summer months.

To the first floor there are two double bedrooms including the master bedroom which has the benefit of an en-suite shower room in addition to the family bathroom which is fitted with a modern white suite with a bath and separate walk in shower. To the second floor, there are a further two double bedrooms serviced by a shower room.

Externally the property is set back from the road with a single garage and driveway parking to the rear. The main garden is predominantly laid to lawn with a generous sized patio adjacent to the house, perfect for sitting out and relaxing and an additional gravel area to the side ideal for storage or as a barbecuing area.



- Spacious 4 double bedroom detached family home
- Family bathroom, family shower room, master en-suite shower room and downstairs cloakroom
- Garage and driveway parking
- Popular modern development

