



LOCATION: Longforth Road is a popular location within walking distance to Wellington town centre which 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 Wellington town centre office proceed in the Taunton direction turning left almost immediate after the traffic lights into Longforth Road. Continue along Longforth Road where the property will be seen on the right hand side 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.uk//loaded.diplomast.tasteful

Council Tax Band: B

Construction: Traditional brick built under a tiled 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: 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>

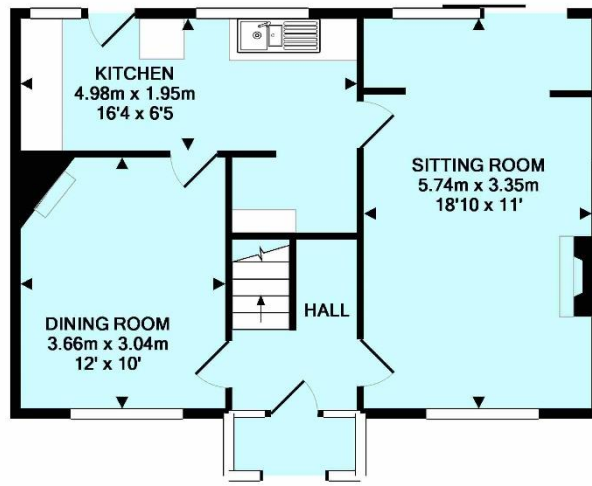
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.

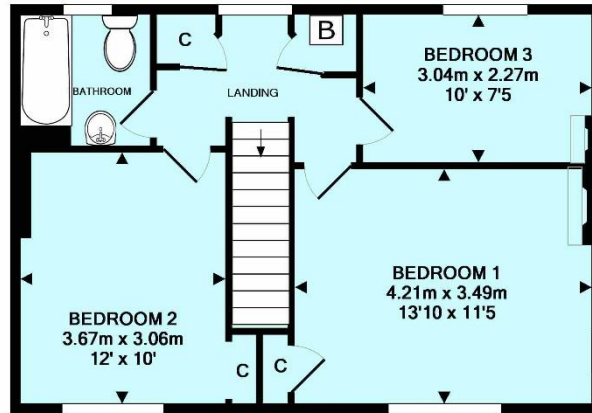
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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
APPROX. FLOOR
AREA 49.0 SQ.M.
(528 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 47.2 SQ.M.
(508 SQ.FT.)
TOTAL APPROX. FLOOR AREA 96.3 SQ.M. (1036 SQ.FT.)

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13 Longforth Road is a three bedroom semi detached property sitting on a generous plot just a short level walk away from the town centre.

The property comprises in brief; a hallway providing access to the principal rooms with the living room spanning the length of the property with dual aspect and patio doors to the garden along with a log burner. The dining room looks over the front of the property and features a fireplace with a brick surround and this room leads to the kitchen which offers wall and base units for storage with contrasting worktops and tiled splashbacks along with a stainless steel sink and space for white goods. There is a useful area under the stairs housing the fridge freezer and washing machine, a door to the living room and a further door to the rear garden.

The first floor benefits from three bedrooms which are all serviced by the family bathroom with a white three piece suite and shower over the bath. There are two useful storage cupboards on the hallway with one housing the boiler.

Externally, the property sits on an elevated plot with steps leading to the front door via a wrought iron gate and the rear garden has been lovingly maintained by the current owners and enjoys a lawn area, patio area for seating, a pond, decking area, summer house and a wide variety of flowers, plants and trees.

This home is now in need of general modernisation and is ideal for a family looking to put their own stamp on a home.



- Three bedroom semi detached home
- Walking distance to town centre
- Two reception rooms
- Spacious garden
- Elevated plot
- In need of general improvements

