



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.

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

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 at the 'T' junction take a right, then left then right again and the property can be found on the left hand side.

AGENTS NOTE: As with many new developments there will be an annual contribution to communal green areas which is 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//polar.leads.respects

Council Tax Band: E

Construction: Traditional cavity construction with a render outer leaf 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 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>

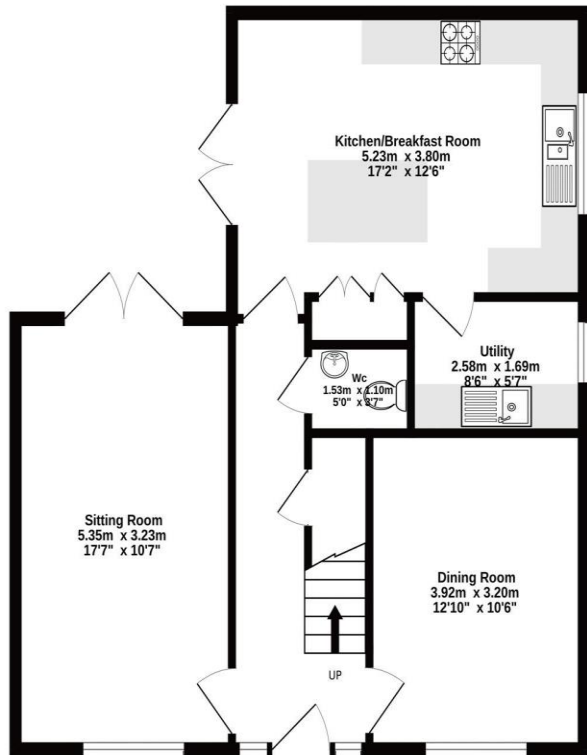
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

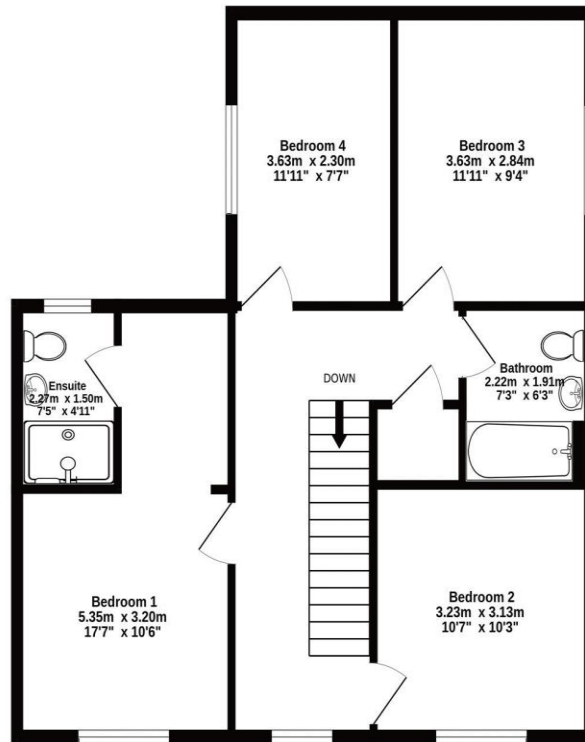
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

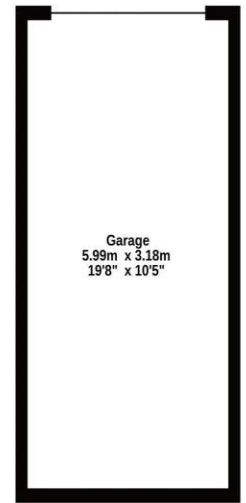
Ground Floor
65.3 sq.m. (703 sq.ft.) approx.



1st Floor
65.0 sq.m. (700 sq.ft.) approx.



Garage
19.0 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA : 149.3 sq.m. (1607 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.
Made with Metropix ©2024

**Wilkie May
& Tuckwood**

Built in 2022, 17 Odette Avenue is a beautifully presented four bedroom detached property situated on the popular Monument View development on a corner plot with an open outlook.

The property comprises in brief; a door into the hallway with access to the principal rooms, downstairs cloakroom and understairs storage cupboard. The sitting room offers dual aspect with French doors to the rear garden and the dining room benefits from a view of the front outlook. The kitchen/breakfast room is clearly the hub of the home with plenty of wall and base units for storage with contrasting worktops and tiled splashbacks along with a full range of upgraded integrated appliances. A feature island creates more storage and a social space and there are further French doors to the garden. A utility room sits off the kitchen providing a space for white goods and housing the boiler.

The first floor benefits from four double bedrooms with the master comprising a dressing area and ensuite shower room. The remaining bedrooms are serviced by the family bathroom.

Externally, the front of the property features a small area of grass and a path to the front door and the rear garden has been fully landscaped with a large patio and lawn area. The garden benefits from a BBQ Lodge which is perfect for entertaining all year round. To the rear, there is a single garage and driveway parking.

This home has benefitted from a variety of upgrades from the current owners and is in show home condition throughout allowing an incoming buyer an opportunity to move into this modern home straight away.



- Beautifully presented modern property
- Built in 2022
- Show home condition
- Corner plot position
- Garage and driveway parking
- BBQ Lodge in garden

