



**AGENTS NOTE:** The area beyond the unfenced garden relating to 49 Russet Close has been maintained by the current owners and we understand it formed part of the original green space of the development.

**LOCATION:** Russet Close sits to one side of Cades Farm which is a 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 also benefits from a good assortment of educational and leisure amenities such as a Sport Centre with its own swimming pool and local cinema. The town itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can accessed via Junction 26 just outside the town.

**DIRECTIONS:** From our town centre office proceed in the Taunton direction passing through the traffic lights, taking the second exit at the first roundabout and the third exit at the second roundabout into Torres Vedras Drive. Upon entering the development, take the first right hand turn, follow the road as it bears around to the left, taking the first left hand turn where the property will be seen at the end of the cul de sac in the left hand corner.

#### 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/captions.chat.shop](http://w3w.co.uk/captions.chat.shop)

**Council Tax Band:** E

**Construction:** Brick and block construction with a reconstructed stone outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is likely 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.

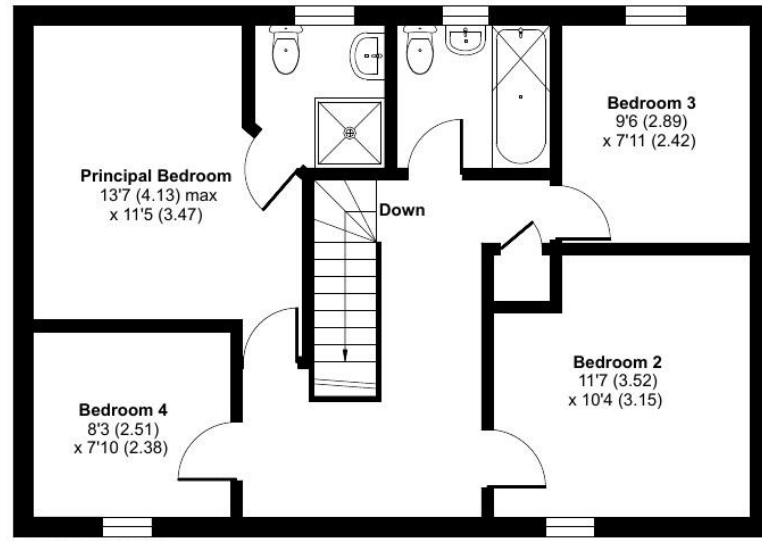
## Russet Close, Wellington, TA21

Approximate Area = 1252 sq ft / 116.3 sq m

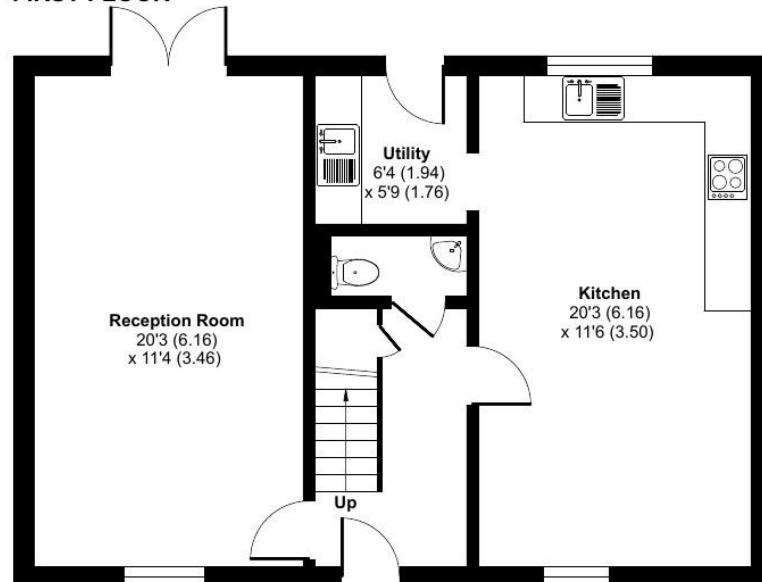
Garage = 355 sq ft / 32.9 sq m

Total = 1607 sq ft / 149.2 sq m

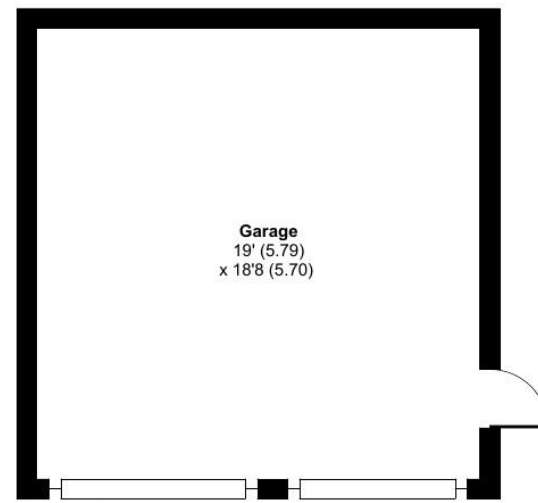
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1165190

49 Russet Close is a well presented four bedroom detached home situated at the end of a quiet cul-de-sac on the popular Cades Farm development within walking distance of the town centre and local amenities including the recently built Lidl.

The property comprises in brief; a door into the hallway with stairs up to the first floor with a cupboard underneath, a downstairs cloakroom and the sitting room spanning the depth of the property with dual aspect, French doors and an electric fireplace. The kitchen/dining room is positioned on the other side of the property with plenty of wall and base units for storage with contrasting worktops and tiled splashbacks along with an integrated single oven with a four ring and extractor fan, one a half stainless still sink and space for a fridge freezer. There is also plumbing available should an incoming buyer wish to fit a dishwasher. The utility room completes the downstairs accommodation housing the boiler, a sink and space for two white goods along with a door into the garden.

The first floor offers three double bedrooms and a good size single with the main bedroom benefiting from an ensuite shower room. The other bedrooms are serviced by the family bathroom with a white three-piece suite and power shower over the bath.

Externally, the property is tucked away in a corner position with driveway parking for two vehicles in front of the double garage with two up and over doors and a personal door to the rear garden. The rear garden is laid to lawn with young apple trees, two sheds and is surprisingly private.



- Four bedroom detached property
- Quiet cul de sac
- Double Garage
- Edge of popular Cades Farm development
- Walking distance of the town centre
- Close to local amenities and transport links
- Fibre optic broadband
- NO ONWARD CHAIN

