



LOCATION: Bramley Close sits on 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 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, taking the second exit at the first roundabout and the third exit at the second roundabout into Torres Vedras Drive. Upon entering the development, the property can be found on the left hand side before turning into Bramley Close

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/rare.decisive.quilt

Council Tax Band: E

Construction: Block with a reconstructed stone 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 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low/low/medium/high **Rivers and the Sea:** very low/low/medium/high **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. 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:

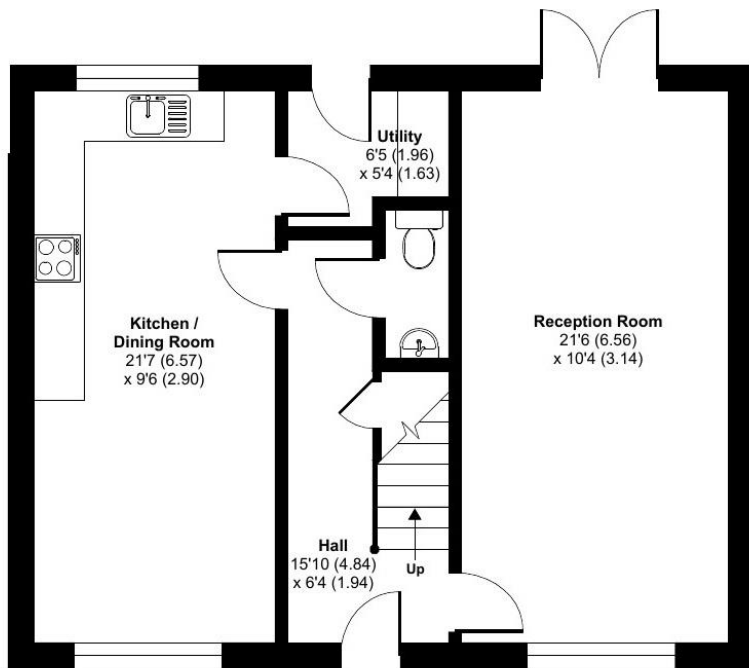
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

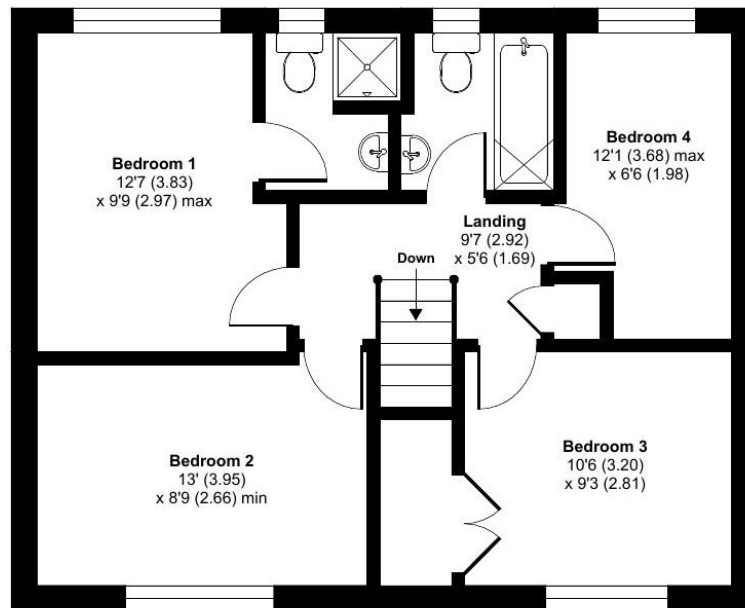
Bramley Close, TA21

Approximate Area = 1184 sq ft / 110 sq m
 Garage = 146 sq ft / 13.6 sq m
 Total = 1330 sq ft / 123.6 sq m

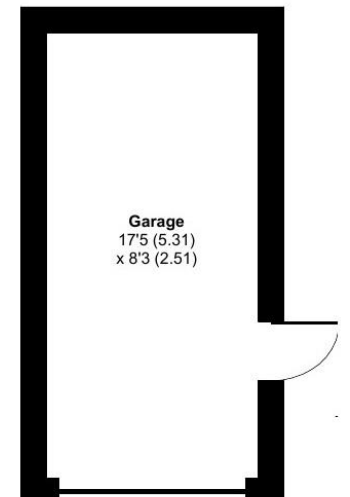
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1167551

1 Bramley Close is a beautifully presented four bedroom detached property with a single garage situated towards the start of the popular 'Cades Farm' development within easy reach of local amenities including the recently built Lidl.

The property comprises a door into the hallway with access to the principle rooms, a cloakroom and stairs to the first floor with a useful cupboard underneath. The sitting room spans the depth of the property with dual aspect via French doors to the rear whilst the kitchen/dining room benefits from plenty of wall and base units for storage with contrasting worktops, a stainless steel one and a half sink, double oven with a gas hob and extractor above. There is an integrated dishwasher and space allocated for a fridge/freezer and dining furniture. The utility room leads off the kitchen with space for white goods and a door to the rear garden.

The first floor has four bedrooms with the master featuring an ensuite shower room. The remaining bedrooms are serviced by the family bathroom with a white suite, shower over the bath and heated towel rail.

Externally, the garden has been lovingly landscaped and looked after by the current vendors and offers an area of lawn and patio with an abundance of plants and flowers. The rear garden includes a personal door to the garage which sits at the rear of the property.



- Four bedroom detached property
- Open outlook to the front
- Beautifully presented gardens
- Attractive reconstructed stone appearance
- Garage and driveway parking
- Walking distance to local amenities

