



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.

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

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 where the property will be found around the corner to the left hand side as indicated by our For Sale board.

AGENTS NOTE: As with many modern developments there is a contribution to the maintenance of the open spaces which we understand to be 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/lifts.minority.argue

Council Tax Band: C

Construction: Traditional brick and block construction 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 **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>

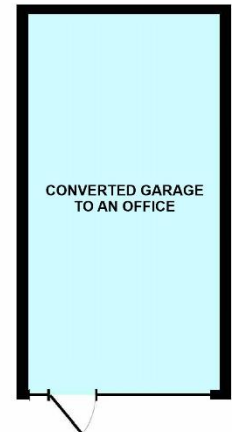
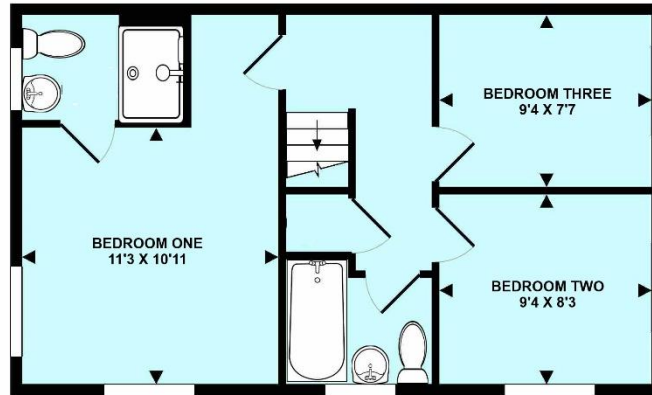
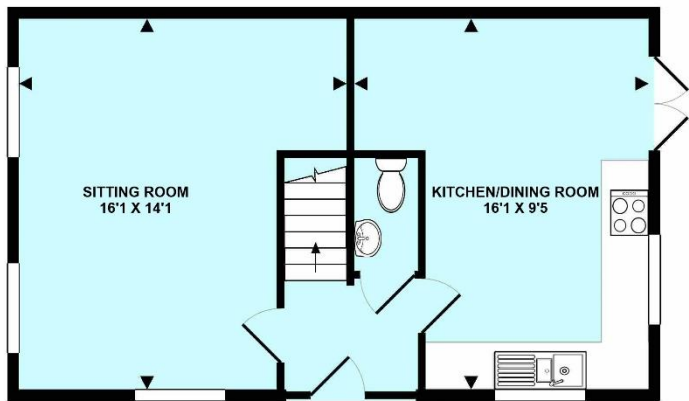
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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



25 Mills Drive is a beautifully presented three bedroom end of terrace home situated on a corner plot within the popular Cades Farm development.

The property comprises in brief; steps to the front door into the hallway with access to the principal rooms, stairs to the first floor and a downstairs cloakroom. The sitting room overlooks the front garden and features dual aspect whilst the kitchen/dining room benefits from plenty of units for storage with contrasting Quartz worktops and upstands along with ample space for dining furniture and French doors to the rear garden.

The first floor benefits from three bedrooms with the master featuring an ensuite whilst the remaining rooms are served by the family bathroom with a shower over the bath.

Externally, the front of the property offers block paved driveway parking and a gate provides access to the rear garden which is predominately laid to artificial lawn, patio and leads to the single garage which has been converted to a useful office/snug area.



- Beautifully presented three bedroom property
- Upgraded wooden kitchen with Quartz worktops
- Ensuite
- Converted garage to an office
- Driveway parking

