



**Agents Note:** As with many new developments there will be an annual contribution to communal green areas which will be approximately £220 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor. We understand there is a Deed of Variation in place and recommend you seek advice from your solicitor.

**LOCATION:** Normandy Row is located on the popular Longforth Farm development ideally placed on the outskirts of Wellington yet within walking distance of the town centre. The development itself benefits from children's play areas with a primary school and good nearby walking routes. 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 facilities such as a Sports Centre with its own swimming pool and a local cinema. There are a number of clubs, societies and activities for all ages within the town, with the Wellington Monument atop the Blackdown Hills providing a stunning backdrop.

**DIRECTIONS:** From our Wellington office proceed in the Taunton direction passing through the traffic lights and continue to the mini-roundabout taking the first exit following the signs for Longforth Farm. Continue along this road where the property will be seen after a short distance on the left hand side.

**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///onions.garlic.downhill](http://w3w.co///onions.garlic.downhill)

**Council Tax Band:** D

**Construction:** Traditional cavity construction with a brick and render outer leaf under a tiled roof

**Broadband and mobile coverage:** We understand that there is good outdoor and limited indoor 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. 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.

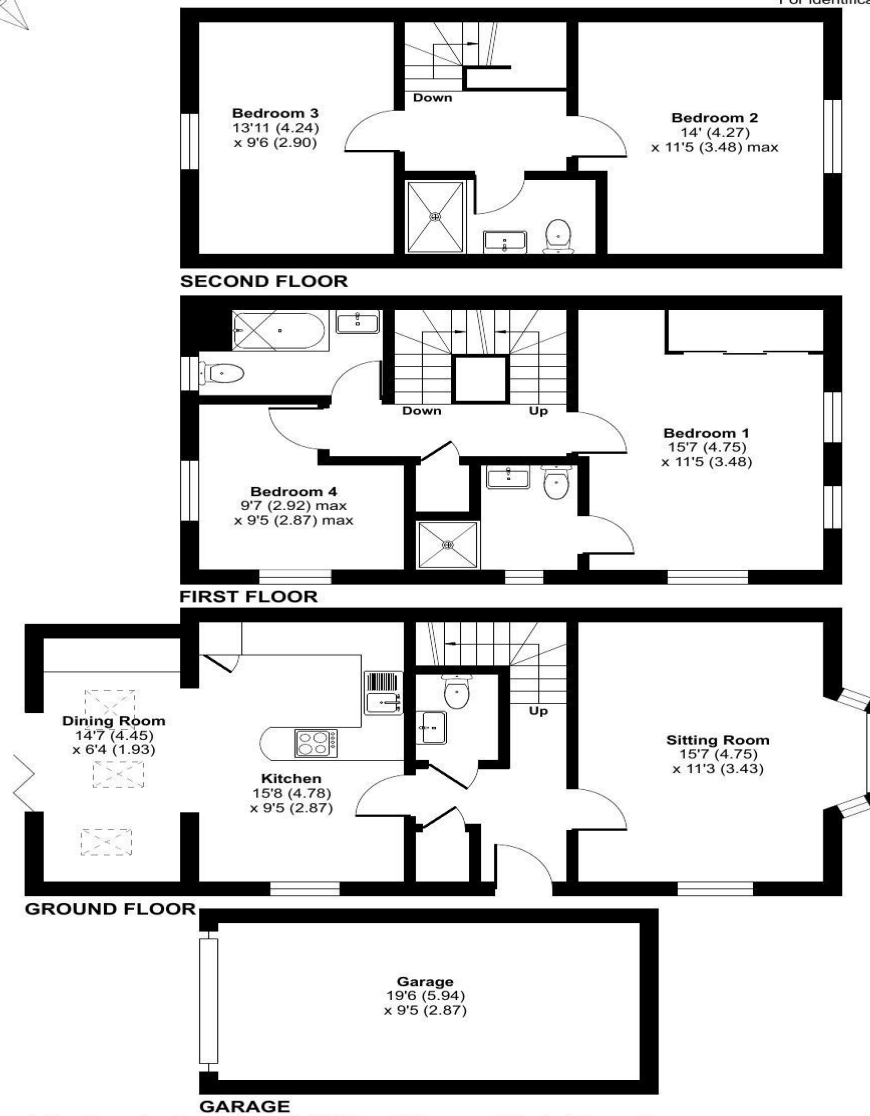
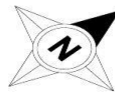
## Normandy Row, Lillebonne Way, Wellington, TA21

Approximate Area = 1425 sq ft / 132.3 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1610 sq ft / 149.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1196419

Situated on the popular Longforth Farm development on the outskirts of the town centre, this beautifully presented and extended 4-bedroom home offers generous and flexible accommodation perfect to suit a growing family's evolving needs. The property benefits from a garage and off road parking for two vehicles and a viewing comes highly recommended.

The accommodation comprises in brief; front door opens into the entrance hallway where you will find stairs to the first floor, a downstairs cloakroom and useful cloaks cupboard alongside doors to the principal rooms. The bright and welcoming sitting room features a bay window and offers ample space for furnishings.

The heart of the home is an extended family kitchen/dining room, fully equipped with a range of modern wall and base units with integrated appliances including a dishwasher, oven and hob, as well as space for a fridge freezer. From the dining area, bi-folding doors lead out to the garden, seamlessly connecting indoor and outdoor living spaces. A utility area provides additional storage with plumbing for a washing machine and tumble dryer.

The first floor offers a spacious master bedroom with fitted wardrobes and an en-suite shower room; along with a single bedroom and a stylish family bathroom fitted with a three piece suite.

To the second floor there are two further double bedrooms and a modern shower room, offering flexible living arrangements for family or guests.



- Stunning, extended 4 bedroom family home
- Located on a popular modern development within walking distance of the town centre
- Garage and off road parking
- Fabulous kitchen/dining room with bi-folding doors to the garden

