



**Agents Note:** As is the norm with most modern developments there is an annual contribution to the maintenance of open spaces which we understand to be in the region of £179 per annum. We understand there is a Deed of Variation in place and recommend you seek advice from your solicitor.

**LOCATION:** Nash Drive is located on the Cades Farm 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 Wellington office proceed in the Taunton direction passing through the traffic lights and continue to the mini-roundabout taking the second exit to the next roundabout taking the third exit onto Cades Farm. Drive through the estate following the road towards the rear of the development. Bear around to the right and continue for a short distance taking a left turn into Nash Drive. Proceed along this road passing the green and the property will be found on the right hand side as indicated by our For Sale board.

#### 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///straws.shifters.womb](http://w3w.co///straws.shifters.womb)

**Council Tax Band:** D

**Construction:** Timber frame construction with a brick 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:** 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

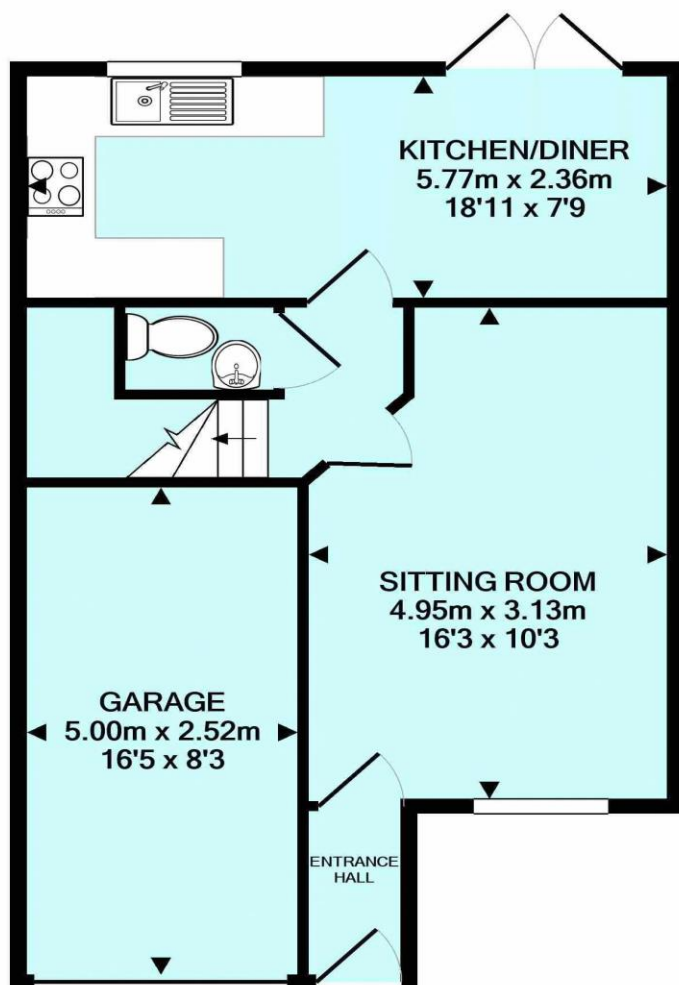
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

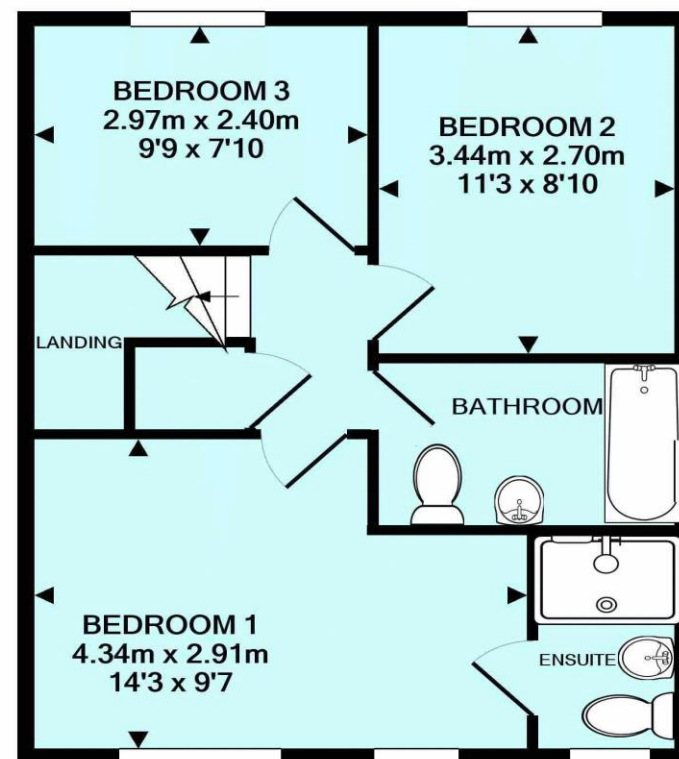
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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





GROUND FLOOR  
APPROX. FLOOR  
AREA 48.6 SQ.M.  
(523 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.6 SQ.M.  
(458 SQ.FT.)

TOTAL APPROX. FLOOR AREA 91.2 SQ.M. (982 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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20 Nash Drive is a beautifully presented 3 double bedroom family home situated in a pleasant plot position on the popular Cadés Farm development. Built in 2016, the property benefits from the remainder of its 10 year warranty.

The accommodation briefly comprises; front door opens into an entrance porch which in turn leads into the sitting room with space for all everyday furnishings and a further door into an internal hall providing access to the first floor and the cloakroom.

To the rear of the property is a spacious open plan kitchen/dining room fitted with a comprehensive range of modern units with an integrated oven and hob, space for further appliances and French doors opening to the garden from the dining area. To the first floor there are three double bedrooms with a large family bathroom and en-suite shower room to bedroom one.

Outside, the property is set back from the road with driveway parking for two vehicles in turn leading to the internal garage. To the rear, there is a delightful enclosed garden laid to lawn with a sunny aspect and a good degree of privacy.



- Beautifully presented three double bedroom family home
- Popular modern development
- Rear garden enjoying a good degree of privacy
- Garage and driveway parking for two vehicles
- Cloakroom and master en-suite facilities

