



**Agents Note:** As is often the case with most modern developments there is an annual maintenance charge which is £220per annum.

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

**LOCATION:** Tredwin Close 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 currently under construction 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. Take the second turning on the right hand side into Maurice Jennings Drive, turning left at the end into Proctor Road and then first right, passing the sales office, where Tredwin Close can be found on the right. Number 22 is tucked away at the very end on the right 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.uk/feast.picnic.butternut](http://w3w.co.uk/feast.picnic.butternut)

**Council Tax Band:** E

**Construction:** Traditional cavity construction with a render skin under a tiled roof

**Broadband and mobile coverage:** We understand that there is good / limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 1000 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>

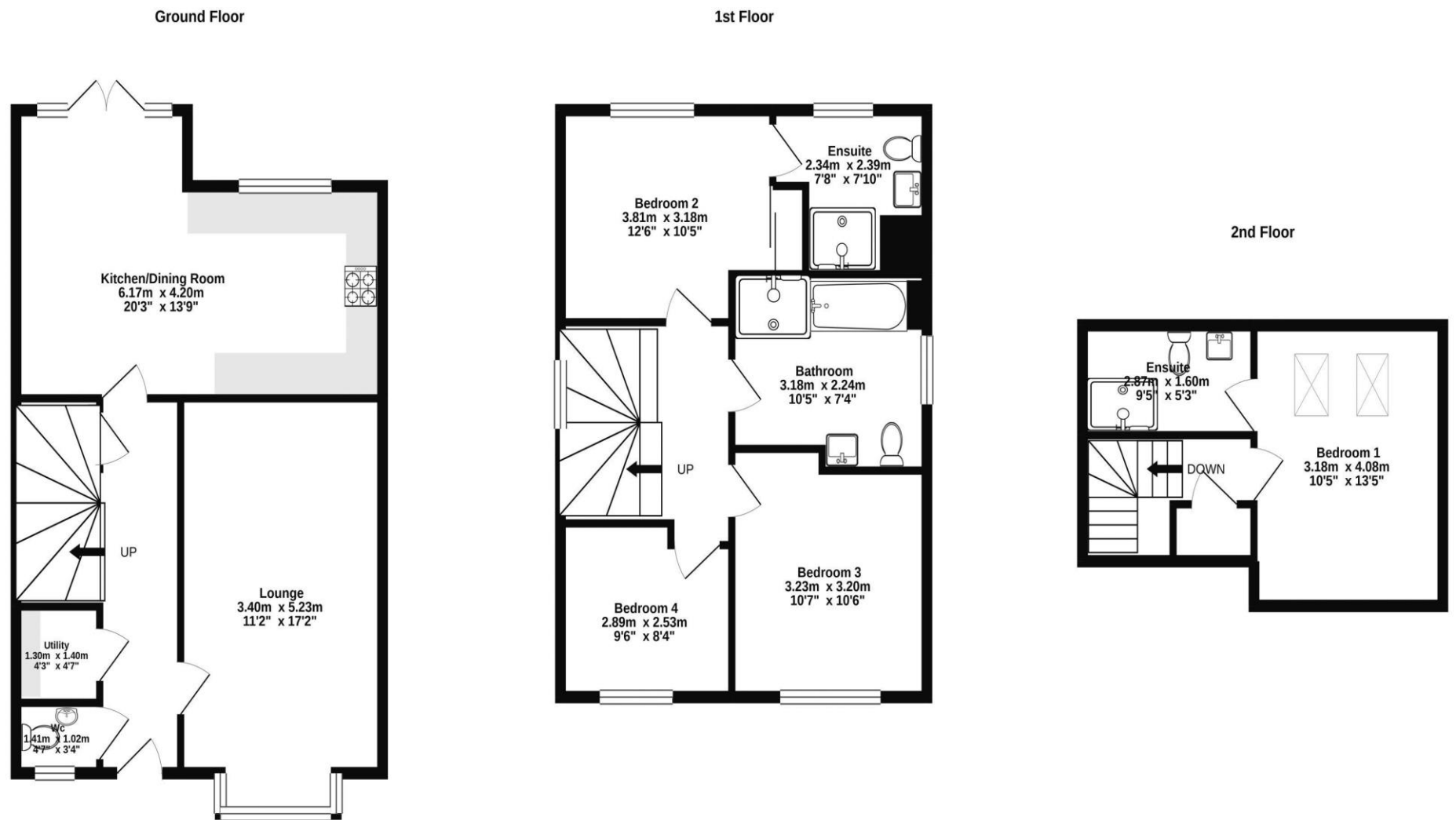
**IMPORTANT NOTICE** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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A stunning, four bedroom detached family home set on a private road in a popular modern development within walking distance of Wellington town centre benefiting from a garage and off road parking. The property is being placed to the market in show home condition. Built by Bloor Homes to the 'Hemsley' design and benefits from the remainder of its 10 year LABC guarantee.

The accommodation comprises of; a front door opening into a spacious entrance hallway. To the right is a generous size sitting room with a beautiful walk-in bay window to the front elevation and to the left is a cloakroom. Stairs lead to the other floors, a separate utility room with space for washing machine and tumble dryer with the boiler housed in the wall unit. To the rear of the property you will find the kitchen/dining/family area which is open plan with a number of integrated appliances to include a fridge/freezer, Bosch dishwasher, eye level Bosch double oven, ceramic hob, extractor and a stainless steel splashback with contrasting work tops. There are French doors leading to the rear garden making this an ideal entertaining space.

The master suite is located on the top floor with en-suite shower facilities and a built in wardrobe with floor to ceiling sliding mirror fronted doors enjoying lots of natural light from the two Velux windows. Bedroom two is situated at the rear of the first floor and is a double room with en-suite to include a double walk in shower cubicle and newly fitted wardrobe/drawer unit. Bedroom three (a double) and bedroom four (a large single) situated at the front of the property are also both lovely and light. The family bathroom comprises of a white three piece suite with separate shower.

Outside, a driveway at the side of the property provides off road parking for two cars in turn leading to the garage which has electric and eaves storage. The driveway has a gate leading into the rear garden which has been beautifully cared for, it has a mix of patio, grass, flower beds and it is fully enclosed.



- Beautifully presented
- Four bedrooms
- Detached
- Popular modern development
- Walking distance of town centre
- "Hemsley Design"
- Off road parking
- Enclosed rear garden

