



LOCATION: Pear Tree Way sits to one side of 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 accessed via Junction 26 just outside the town.

DIRECTIONS: From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the second roundabout. Take the 3rd exit into Torres Vedras Drive and follow the road taking the first right onto Russet Close and then first left into Pear Tree Way where the property can be found further along 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, solar panels (owned), telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk/fluffed.archives.improves

Council Tax Band: E

Construction: Timber frame 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 1000 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

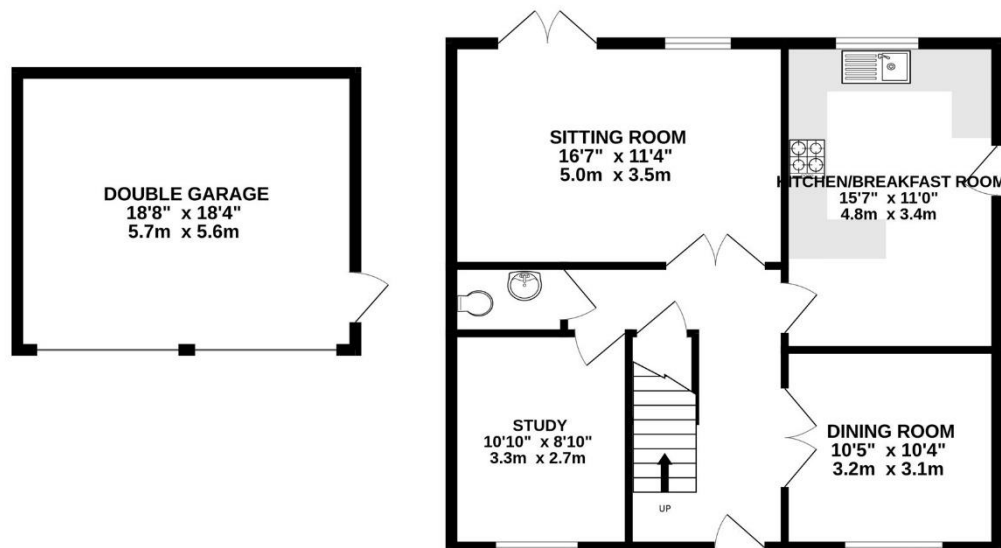
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

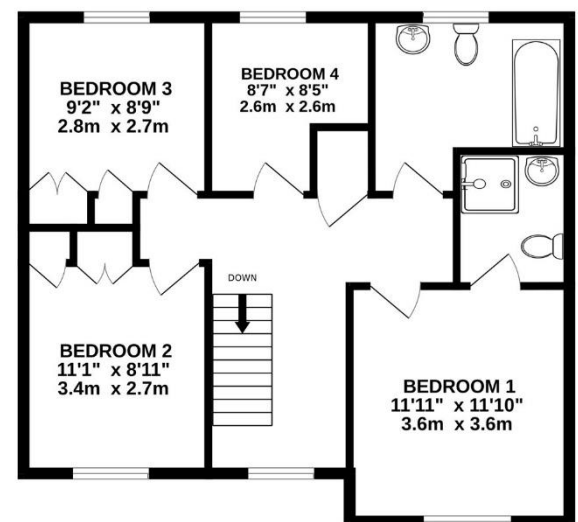
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

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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10 Pear Tree Way is a deceptively spacious 4 bedroom detached family home situated on the popular Cades Farm development on the edge of Wellington within close reach of a bus stop and walking distance to the town centre. The property benefits from a double garage and solar panels which are owned.

The accommodation comprises in brief; front door opens into the entrance hallway where immediately you will notice the light and airy feel of the property which stairs to the first floor and doors to the principal rooms. The sitting room and dining room both benefit from glazed double doors from the hallway creating an open flow of the living accommodation with French doors leading out into the garden from the sitting room, ideal for entertaining. The kitchen is fitted with a comprehensive range of wall and base units with contrasting work surfaces, twin integrated ovens with hob, space for a fridge freezer and a washing machine. To one end there is room for a breakfast table and chairs with a door out to the side of the house. Completing the ground floor is a second reception room which would make a useful study or play room, alongside a downstairs cloakroom.

To the first floor, the galleried landing leads to all bedrooms of which three are doubles alongside the family bathroom which is fitted with a three piece suite. The master bedroom benefits from an en-suite shower room.

Outside, the property is set back from the road with a front garden laid to lawn and enclosed by a picket fence with a pathway leading to the front door. To the side of the house there is driveway parking leading to the double garage with twin up and over doors and power connected. The rear garden is predominantly laid to lawn with patio areas, perfect for sitting out and relaxing with family and friends.



- Large four bedroom detached family home
- Double garage and driveway parking
- Three reception rooms
- Master en-suite facilities
- Enclosed rear garden
- Walking distance to a bus stop
- Solar panels (owned)

