

Agents Note: As with many new developments there will be an annual contribution to communal green areas which is currently approximately £225 per annum. We understand there may be a Deed of Variation required 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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//boater.flinch.covenants

Council Tax Band: C

Construction: Traditional cavity construction with a rendered outer leaf under a slate roof

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

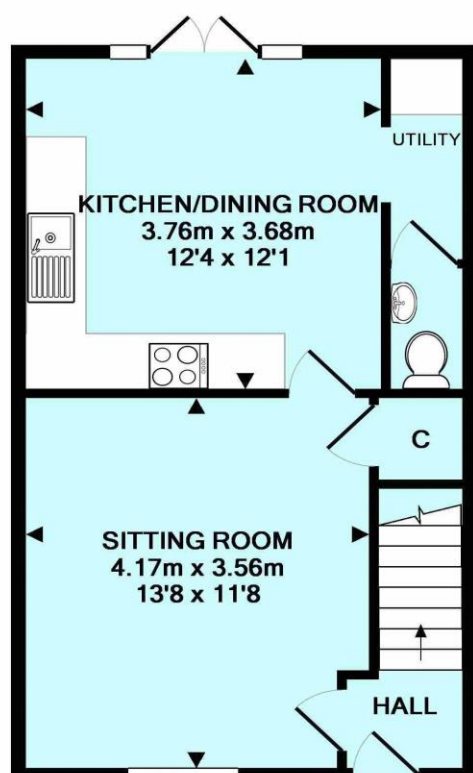
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

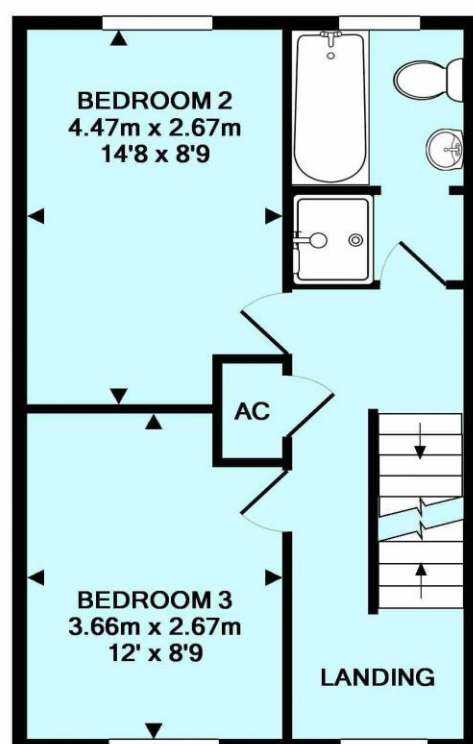
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

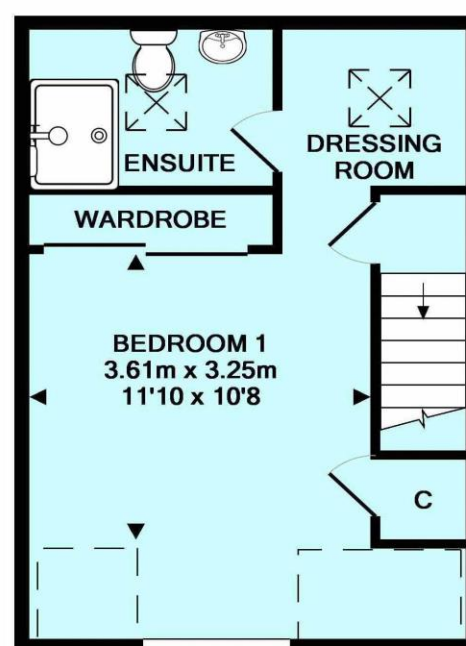
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



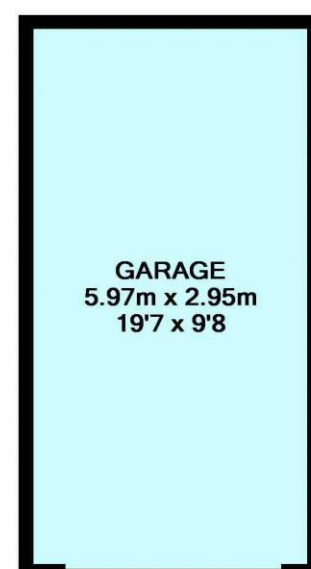
GROUND FLOOR
APPROX. FLOOR
AREA 52.4 SQ.M.
(564 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.3 SQ.M.
(380 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(327 SQ.FT.)



ESTIMATED AREA INCLUDES GARAGE AND THERE IS SOME RESTRICTED HEIGHT IN BEDROOM 1
TOTAL APPROX. FLOOR AREA 118.2 SQ.M. (1272 SQ.FT.)
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21 Normandy Row is a well presented three double bedroom semi-detached house situated on the popular Longforth Farm development on the edge of Wellington. The property is offered to the market with **NO ONWARD CHAIN**.

Built to 'The Chastleton' design, the accommodation is arranged over three floors and briefly comprises; front door opens into the entrance hall with stairs to the first floor and a door to the sitting room.

The sitting room provides ample space for furnishings, with a useful under stairs storage cupboard and leads into the kitchen/dining room which is fitted with a comprehensive range of wall and base units with integrated appliances, space for a dining table and chairs and French doors to the garden. The adjoining utility area benefits from plumbing for a washing machine alongside a gas fired boiler and a downstairs cloakroom.

To the first floor, there are two double bedrooms with fitted wardrobes, serviced by the family bathroom which is fitted with a four piece white suite. To the second floor, the master suite comprises a double bedroom with built in wardrobes, a dressing area and a shower room.

Outside, the property enjoys a well maintained rear garden with both lawn and patio areas, ideal for sitting out. There are pedestrian gates to the side and the rear, leading in turn around to the garage and off road parking for two vehicles.



- Three double bedroom family home
- Family bathroom, en-suite shower room and downstairs cloakroom
- Enclosed rear garden with sunny aspect
- Garage and two parking spaces
- Walking distance to the town centre
- **NO ONWARD CHAIN**

