



LOCATION: The property lies approximately 1 mile distant from Wellington town centre on the northern outskirts siding onto some lovely countryside with various outdoor pursuits and walks literally on the doorstep. Wellington itself provides a wide range of local amenities to include a Sport Centre with its own swimming pool and cinema alongside a range of both independently run shops and larger national stores to include the well renowned Waitrose. There is a regular bus service to the County Town of Taunton which 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 town centre office proceed to the centre traffic lights turning right into North Street and the general direction of Milverton. Continue on this road for approximately 1 mile passing over the railway bridge and continue along where Longmead Close will be found on the left hand side just as you are leaving Wellington.

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//headlines.shifts.ferrets

Council Tax Band: C

Construction: Traditional cavity construction with a rendered 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 80 Mbps download and 20 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:

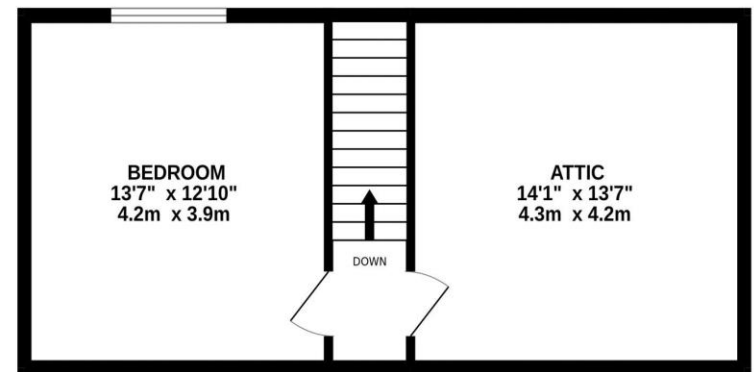
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.7 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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2 Longmead Close is a surprisingly spacious 3 bedroom mid-terrace chalet style bungalow situated on the outskirts of Wellington yet within walking distance of a range of local amenities. The property has the added benefit of a garage and enjoys stunning views.

The accommodation briefly comprises; front door opens into the entrance hall with doors to the principal rooms. The kitchen is fitted with a comprehensive range of wall and base units with an integrated double oven and hob and space for further appliances. The sitting room is a generous size with a feature electric fireplace and sliding patio doors allowing a clear view to the open outlook at the rear of the property.

To the ground floor there are two double bedrooms with one currently used as a dining room with fitted wardrobes and a shower room fitted with a large walk in shower.

To the first floor there is an additional double bedroom enjoying a fabulous view and a door allowing good accessibility straight into the attic space.

Outside, the property is set back from the road with a small garden to the front. The main garden lies to the rear and is predominantly laid to lawn with a large patio and four raised beds. There is a wooden shed and greenhouse alongside external power and water to the front and rear. A rear access path leads around to the garage in a block at the end of the row.

Undoubtedly one of the highlights of this home is the stunning view at the rear stretching across adjoining farmland.



- 3 bedroom chalet style bungalow
- Stunning views to the rear across adjoining farmland
- Garage
- Gas fired central heating
- UPVC double glazing