



**AGENTS NOTE:** As with most modern developments, there is an annual maintenance charge in place which we understand to be approximately £225 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

**LOCATION:** Gamlin Close is located on the Longforth Farm development ideally placed on the outskirts of Wellington yet still within walking distance of the town centre. The property itself enjoys open space to the front and side with plenty of countryside walks nearby. Wellington is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

**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 to Longforth Farm. As you go into the estate continue along the main road taking the second right turn into Maurice Jennings Drive, turning left at the end and then first right into Follett Close. Turn left into Gamlin Close and then left again, following the road around at the end to the right hand side where number 23 will be located at the end of the road.

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//yacht.clutter.talking

**Council Tax Band:** E

**Construction:** Traditional cavity construction under a slate roof

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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.



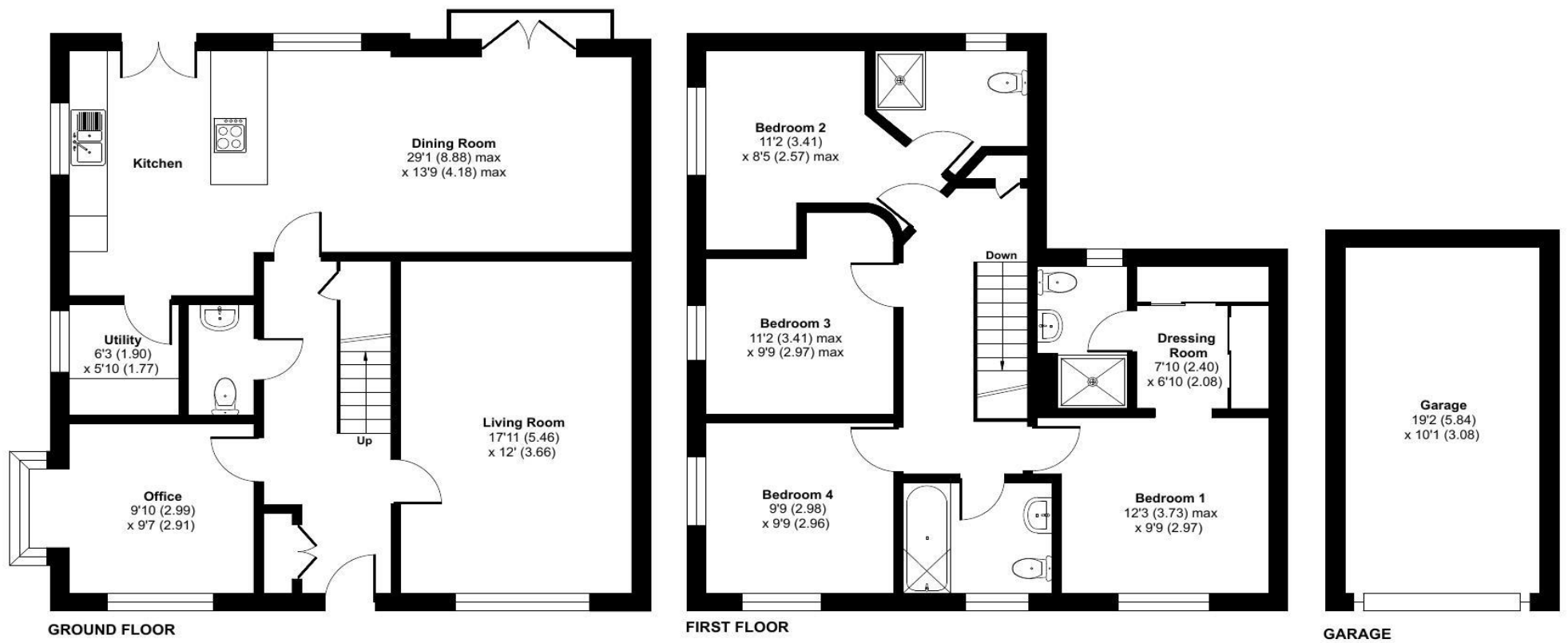
# Gamlin Close, Wellington, TA21

Approximate Area = 1607 sq ft / 149.2 sq m

Garage = 194 sq ft / 18 sq m

Total = 1801 sq ft / 167.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1382909

23 Gamlin Close is a beautifully presented four bedroom detached family home built by Bloor Homes in 2021 to 'The Osterley' design and benefiting from the remainder of its 10 year builders warranty. The property occupies a pleasant plot position with a good degree of privacy and has the benefit of a garage and off road parking for three vehicles.

The accommodation on offer briefly comprises; front door opens into the entrance hallway where immediately you will notice the light and airy feel of the house. The sitting room is a generous size with ample space for all furnishings; paired nicely with the second reception room which is ideal to be used as a home office, snug or play room.

To the rear of the property there is an expansive kitchen/dining/family room which is clearly the social hub of the home with distinct areas for dining and seating and French doors to the garden from both the seating area and kitchen. The kitchen itself is fitted with a comprehensive range of units with integrated appliances and an adjoining utility room. Completing the ground floor is a useful cloakroom and a large built in cupboard for coats and shoes.

To the first floor there are four well proportioned bedrooms, with the two largest having the added benefit of en-suite facilities, alongside a dressing area to the master. The family bathroom is fitted with a three piece suite with a shower over the bath.

Externally, the property is located at the end of a private driveway with a garage and off road parking for three vehicles. The main garden is situated at the rear and enjoys a good degree of privacy.



- Large four bedroom detached family home
- Two En-suites, family bathroom and downstairs cloakroom
- Second reception room / home office
- Spacious kitchen / dining / family room
- Garage and driveway parking for three vehicles

