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SITUATION:

The property sits to one side of this 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 itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS:

From our town centre office proceed in the Taunton direction passing through the traffic lights, as you leave the town centre, take the second exit at the first roundabout and third exit at the second roundabout into the Cades Farm development. Continue along this road for approximately 1/4 of a mile, turn left into Mills Drive and follow the road around where the property will be found around the corner to the right hand side as indicated by our For Sale board.

AGENTS NOTE:

As with many modern developments there is a contribution to the maintenance of the open spaces which we understand to be approximately £200.00 per annum. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor. The leasehold garage is located under a coach house and comprises of a 999 year lease starting from 16th August 2016, we understand that the new owner would need to contribute to the building insurance to the owner of the coach house.

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/piano.stoppage.impaired

Council Tax Band: C

Construction: Traditional cavity construction with external render 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 200 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>

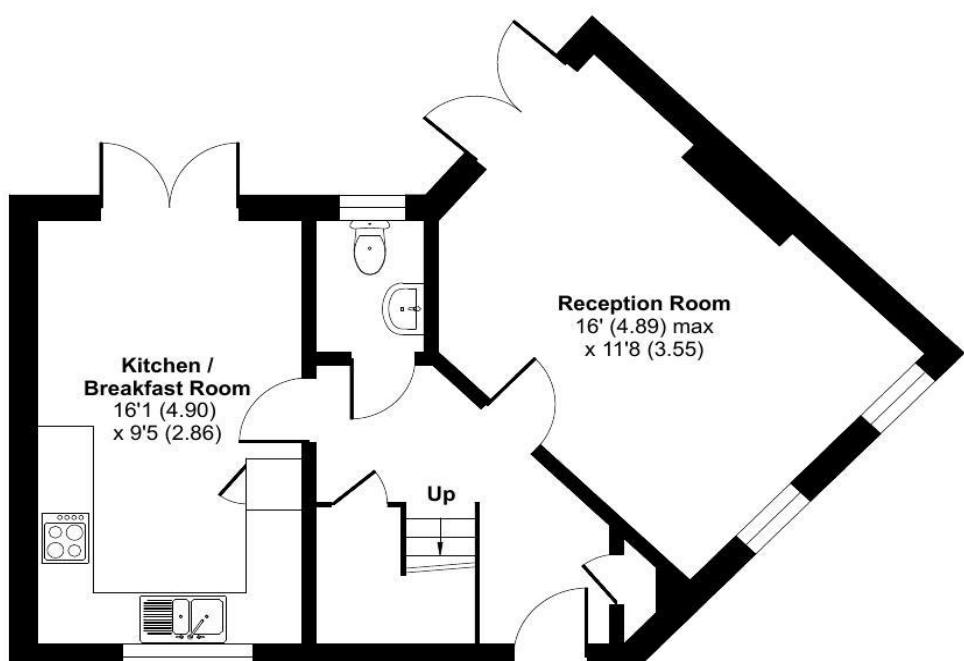
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

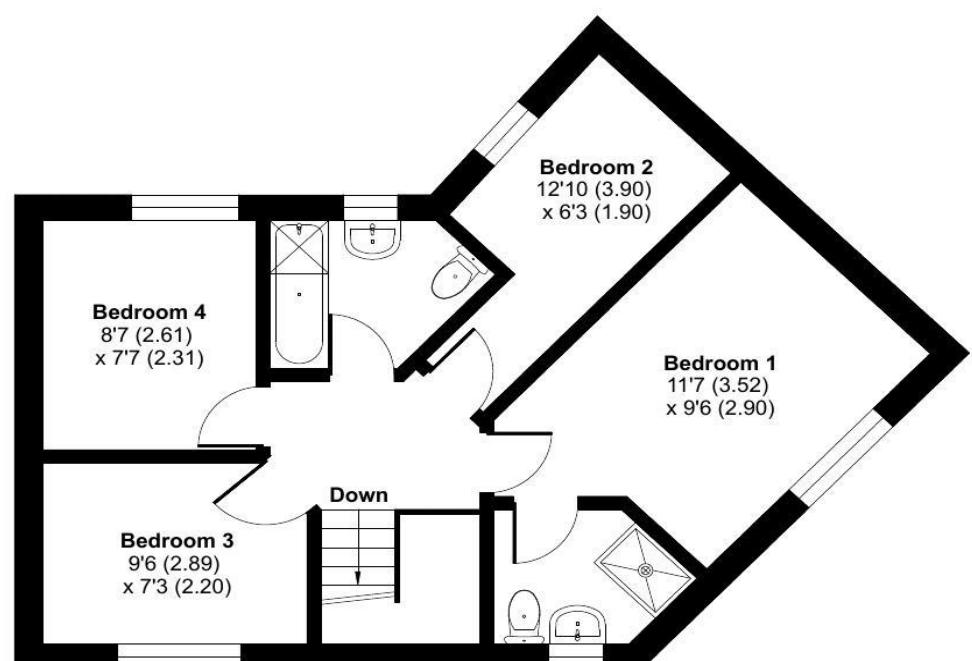
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nethcom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1402075

76 Mills Drive is a four-bedroom mid-terraced property situated on the popular Cades Farm development within easy reach of local amenities and transport links. Offered to the market with NO ONWARD chain and benefiting from new carpets and having recently been redecorated throughout in neutral tones.

The property comprises in brief; a sitting room with French doors to the rear garden along with a central fireplace creating a real focal point to the room. The modern kitchen/dining room has been designed with two distinctive areas; the kitchen offers a comprehensive range of matching white high gloss wall and base units complemented with tiled splashbacks and contrasting worktops along with a new electric induction hob, integrated fridge/freezer, washing machine and dishwater and ample space for everyday kitchen appliances. The dining area offers plenty of space for furniture and benefits from another set of French doors leading directly out into the rear garden. Completing the downstairs accommodation is a contemporary downstairs cloakroom.

The first floor offers four bedrooms with the master benefiting from a part tiled en-suite whilst the remaining bedrooms are serviced by the family bathroom which is fitted with a white three-piece suite including bath with shower attachment.

Externally there is driveway parking for one vehicle leading to a single garage under a coach house. The rear garden is fully enclosed and laid to patio along with an area of gravel designed with low maintenance in mind, furthermore there is rear gated access. Overall, the property is in excellent decorative order throughout and offers an excellent family home.



- **NO ONWARD CHAIN**
- **Four bedrooms**
- **Garage**
- **Popular residential development**
- **Master en-suite**
- **New carpets and redecorated throughout**