



AGENTS NOTE: As is often the case with new developments there will be an annual contribution to communal green areas which we understand is approximately £225per annum.

We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Located on what must be one of the most sought after positions on the Development, set slight back from the quiet access road has some lovely views across the adjoining countryside with various walks literally on your doorstep. Longforth Farm ideally placed on the outskirts of Wellington yet still within walking distance of the town centre. 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 following the signs for Longforth Farm. As you turn into the development proceed along Normandy Row and take the right turn into Prices Avenue then take the second right where the property will 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, telephone

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

Property Location: w3w.co.uk//plums.repeating.mice

Council Tax Band: E

Construction: Traditional cavity construction with a render outer skin under a tiled roof.

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

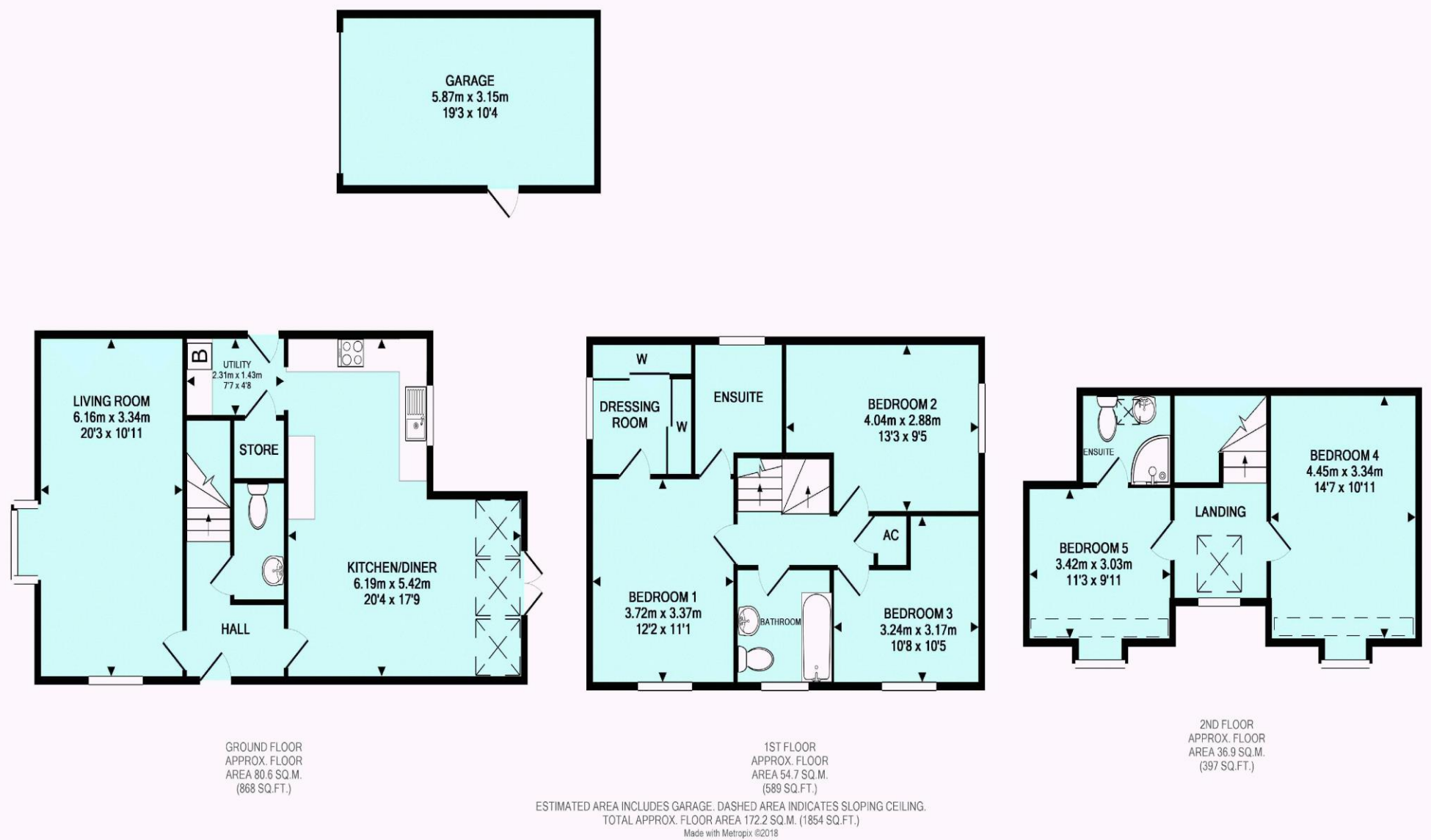
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



A 5 bedroom detached family home built to the “Orford” design by Bloor Homes in 2015, situated on the Longforth Farm Development on the outskirts of Wellington.

The accommodation, which is arranged over three floors, briefly comprises a generous hallway with stairs rising to all floors. The main living room enjoys a dual aspect with a feature bay window and an open outlook whilst the generous kitchen is fully fitted with a good range of contemporary units with contrasting worktops and built in appliances to include an eye level double oven, ceramic hob with extractor above. There is a space for a fridge freezer and dishwasher. The dining room has plenty of space for a table and chairs whilst the snug area provides additional seating and a glazed roof allowing plenty of natural light. The adjoining utility room offers further space for appliances alongside a useful cupboard as well as a rear door leading onto the driveway and in turn to the garage. Completing the ground floor is a cloakroom.

On the first floor, there are three bedrooms with the master benefitting from a dressing room and ensuite. The further two bedrooms are served by the family bathroom.

The second floor features two double rooms with one benefiting from an ensuite. There is a Velux window on the landing providing a perfect reading/study space if needed.

Outside, the property enjoys a corner plot position with the front garden featuring mature shrubs. A driveway is positioned behind the property with parking for two vehicles leading to a single garage. The rear garden is predominately laid to lawn with an area of patio, pergola and mature shrub borders.



- Five bedroom detached property
- Corner plot position
- Three storey
- Popular residential development
- Walking distance to town centre

