



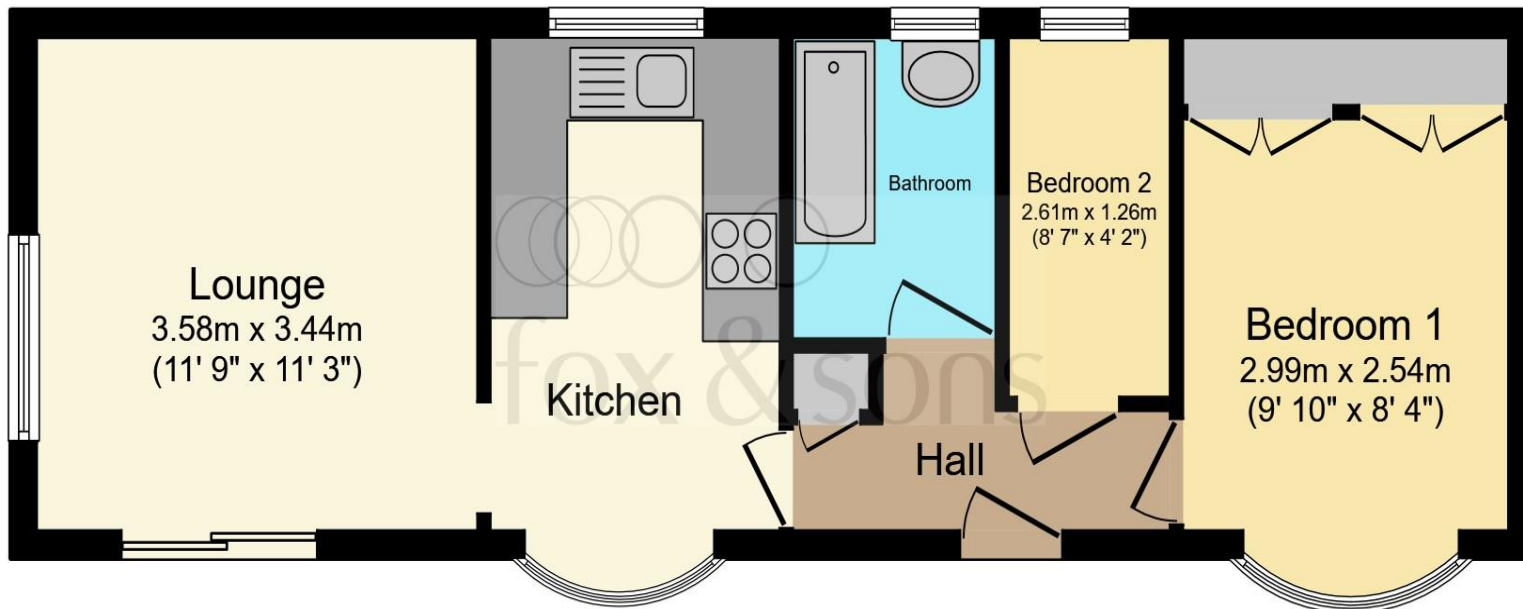
**Pitt Farm, Spy Post Wellington TA21 9PY**

**welcome to**

**Pitt Farm, Spy Post Wellington**

Fox & Son's Taunton are pleased to present this 2010 Stately Albion 38 X 12 Chatsworth Park Home. Located in Rockwell Green, Wellington this two-bedroom property benefits from a wrap-around garden full of an array of flowers, ample parking, and a convenient location on the outskirts of Wellington.





**Entrance Hall**

**Lounge**

11' 6" Max x 11' 1" Max ( 3.51m Max x 3.38m Max )

**Kitchen**

11' 5" Max x 8' 5" Max ( 3.48m Max x 2.57m Max )

**Bedroom 1**

11' 6" Max x 8' 3" Max ( 3.51m Max x 2.51m Max )

**Bedroom 2**

8' 6" Max x 3' 7" Max ( 2.59m Max x 1.09m Max )

**Bathroom**

**Garden**

Total floor area 42.3 m<sup>2</sup> (455 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Pitt Farm, Spy Post Wellington

- Popular Pitt Farm Park Home Site
- Over 50's Only
- Council Tax Band: A
- Wrap-around Garden
- Ample Parking

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

**£100,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/TAU108303](https://fox-and-sons.co.uk/Property/TAU108303)



Property Ref:  
TAU108303 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



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