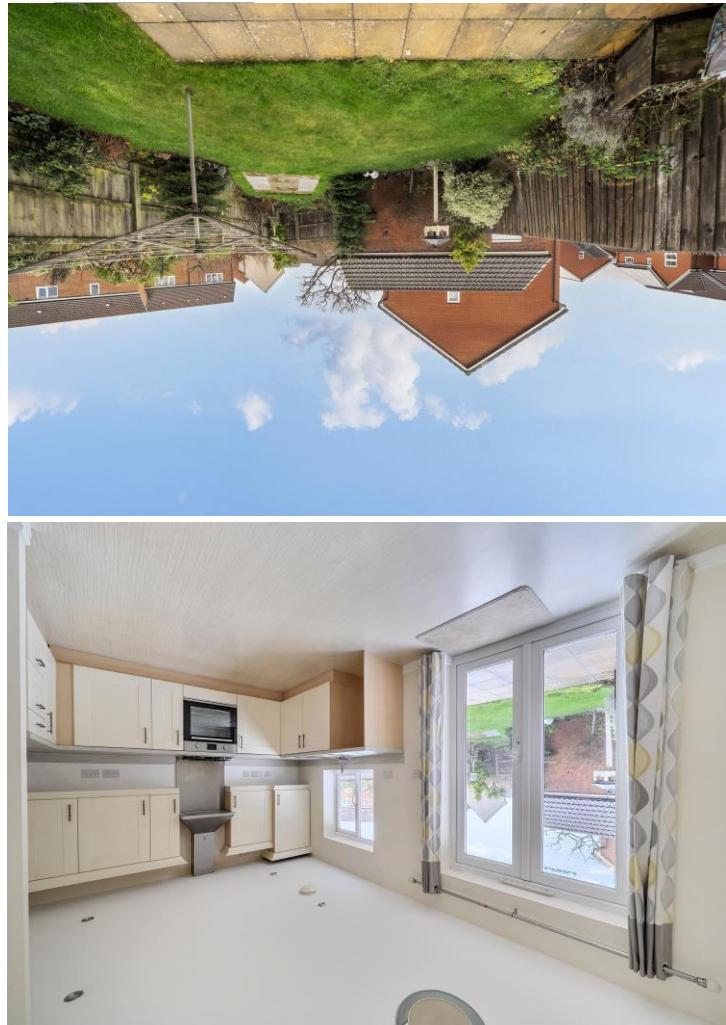


3	1	3	EPC



AGENTS NOTE: As is usual with these developments there is a maintenance charge. We understand from the vendor that it is approximately £212 per year.

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

LOCATION: Damson Row is located on the popular Cades Farm development, ideally placed on the outskirts of Wellington, yet still within walking distance of the town centre, supermarket and bus route. Wellington offers a wide range of independently run shops and larger national stores including the well renowned Waitrose. The town also has a Sport Centre with its own swimming pool and local cinema. There is a regular bus service to the County Town of Taunton which is approximately 7 miles distant and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our Wellington office proceed in the Taunton direction, taking the second exit at the first roundabout and the third exit at the second roundabout into Cades Farm. Follow this road straight through where the property will be seen after a short distance on the left hand side as indicated by our For Sale board.

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.uk//establish.technical.surging

Council Tax Band: C

Construction: Timber frame with a brick outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 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.

Damson Row, Torres Vedras Drive, Wellington, TA21

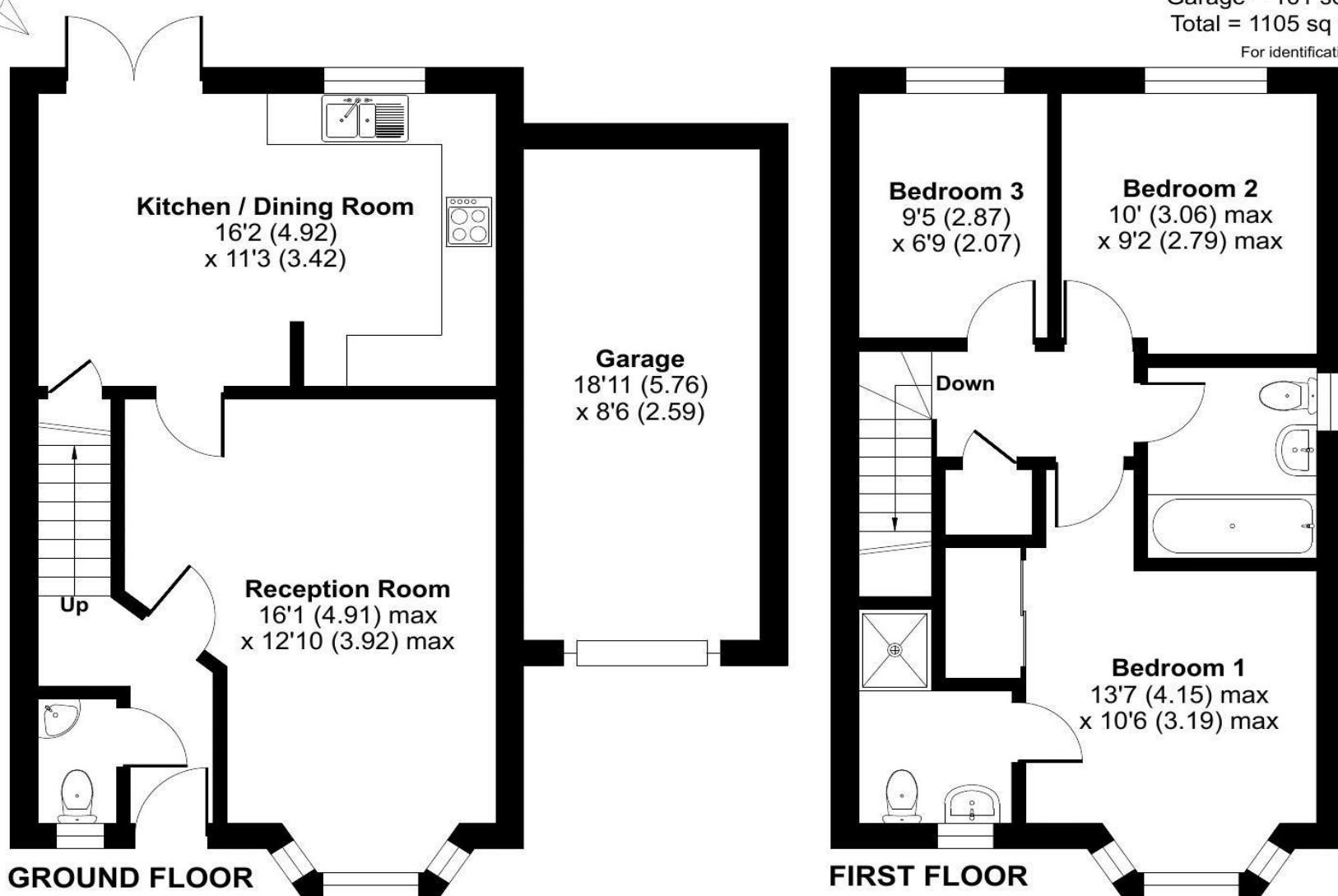


Approximate Area = 944 sq ft / 87.7 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1105 sq ft / 102.6 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: 1385526

A spacious 3 bedroom semi detached home situated on the popular Cades Farm development on the edge of Wellington within walking distance of the town centre, a supermarket and bus route. This property is offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hall with a downstairs cloakroom, stairs to the first floor and a door to the sitting room which provides ample space for furnishings and has a window to the front elevation. The kitchen/dining room is located at the back of the house and is fitted with a full range of wall and base units with an integrated oven and hob, space for a fridge/freezer and washing machine and room for a dining table and chairs with French doors opening to the garden.

To the first floor there are 3 well proportioned bedrooms serviced by the family bathroom. The master bedroom has the benefit of an en-suite shower room and fitted wardrobes.

Externally, the property is set back from the road with driveway parking in turn leading to the garage with personnel door to the garden. The rear garden is predominantly laid to lawn and offers an excellent space to sit out and relax.



- Three bedroom semi detached family home
- Popular modern development in walking distance of amenities and bus route
- Garage and driveway
- Enclosed rear garden
- NO ONWARD CHAIN

