



LOCATION: 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.

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

DIRECTIONS: From our office, proceed through the centre of Wellington in the Exeter direction. At the traffic lights in Rockwell Green, proceed straight forward, continue until you see the Monument View development on your left-hand side, turn into the development where the property can be found on the left hand side.

AGENTS NOTES: As with many new developments there will be an annual contribution to communal green areas which will to be confirmed and will be per annum

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/goofy.niece.lift

Council Tax Band: E

Construction: Traditional cavity 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 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

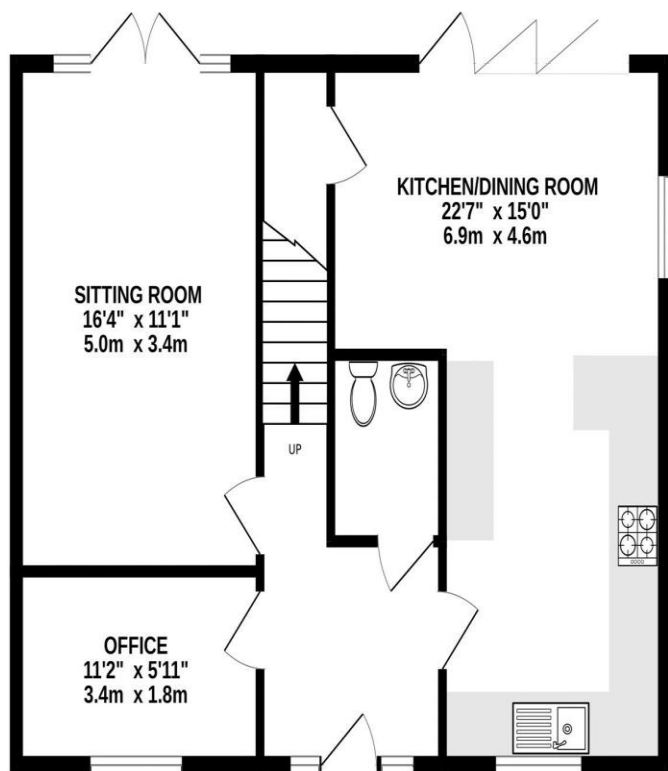
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER 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:

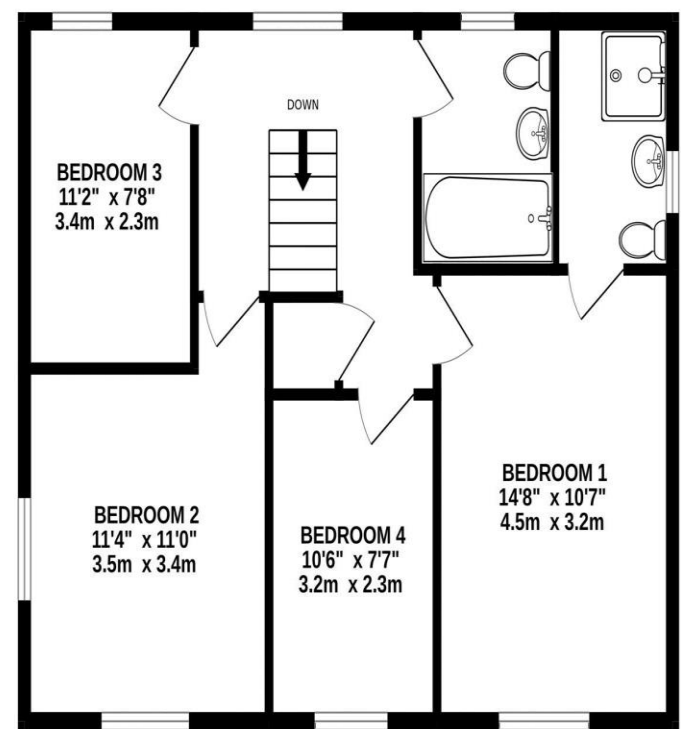
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



FIRST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Situated on a highly regarded and popular modern development on the outskirts of Rockwell Green this generous four-bedroom detached house is situated on the entrance of the estate and benefits from a lovely open outlook over parkland.

The accommodation which is arranged over two floors briefly comprises of a light and spacious hallway giving access to all main principal rooms. The sitting is positioned at the rear of the property and overlooks the garden via French doors; this room allows for plenty of room for everyday soft furnishings. The kitchen/diner is a wonderful entertaining space and offers a comprehensive range of matching wall and base units with contrasting worktops and upstands complemented by integrated appliances whilst the dining area offers additional views over the garden via a further set of French doors and provides a generous area of dining furniture. A second reception sits opposite the kitchen/diner and is currently used as a home office, furthermore there is a useful cloakroom.

To the first floor there are four bedrooms with the master benefitting from an en-suite, the remaining bedrooms are serviced by the family bathroom offering a three-piece white suite.

Externally the property enjoys an open outlook over parkland and benefits from driveway parking leading to a single garage. The rear garden is predominately laid to lawn along with a useful area of patio all of which is fully enclosed with side gated access to the driveway.

3 Odette Avenue is decorated in neutral tones throughout and benefits from the remainder of the house builder's warranty and is perfectly placed for those commuting with excellent road and rail networks to hand.



- 4 bedroom detached family home
- Popular modern development with remainder of builder's warranty
- Second reception room/home office
- Garage and driveway parking