



**AGENTS NOTE:** As with most with most modern developments there is an annual maintenance charge in place which we understand to be approximately £240 per annum.

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

**LOCATION:** Follett Close is located on the Longforth Farm 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 also benefits from a good assortment of educational and leisure amenities such as a Sports Centre with its own swimming pool and local cinema. The town itself stands between the River Tone and the Blackdown Hills. The County town of Taunton is approximately 7 miles distant with its mainline railway station and the M5 can be

**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 to Longforth Farm. As you go into the estate continue along the main road taking a right turn into Maurice Jennings Drive at the bottom of Maurice Jennings Drive turn left onto Proctor Road and them immediately right into Follett Close where the property can be found 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

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

**Property Location:** [w3w.co//employers.makeup.connector](https://www3.wilkie.co.uk/employers.makeup.connector)

**Council Tax Band:** B

**Construction:** Traditional cavity, brick & block

**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:

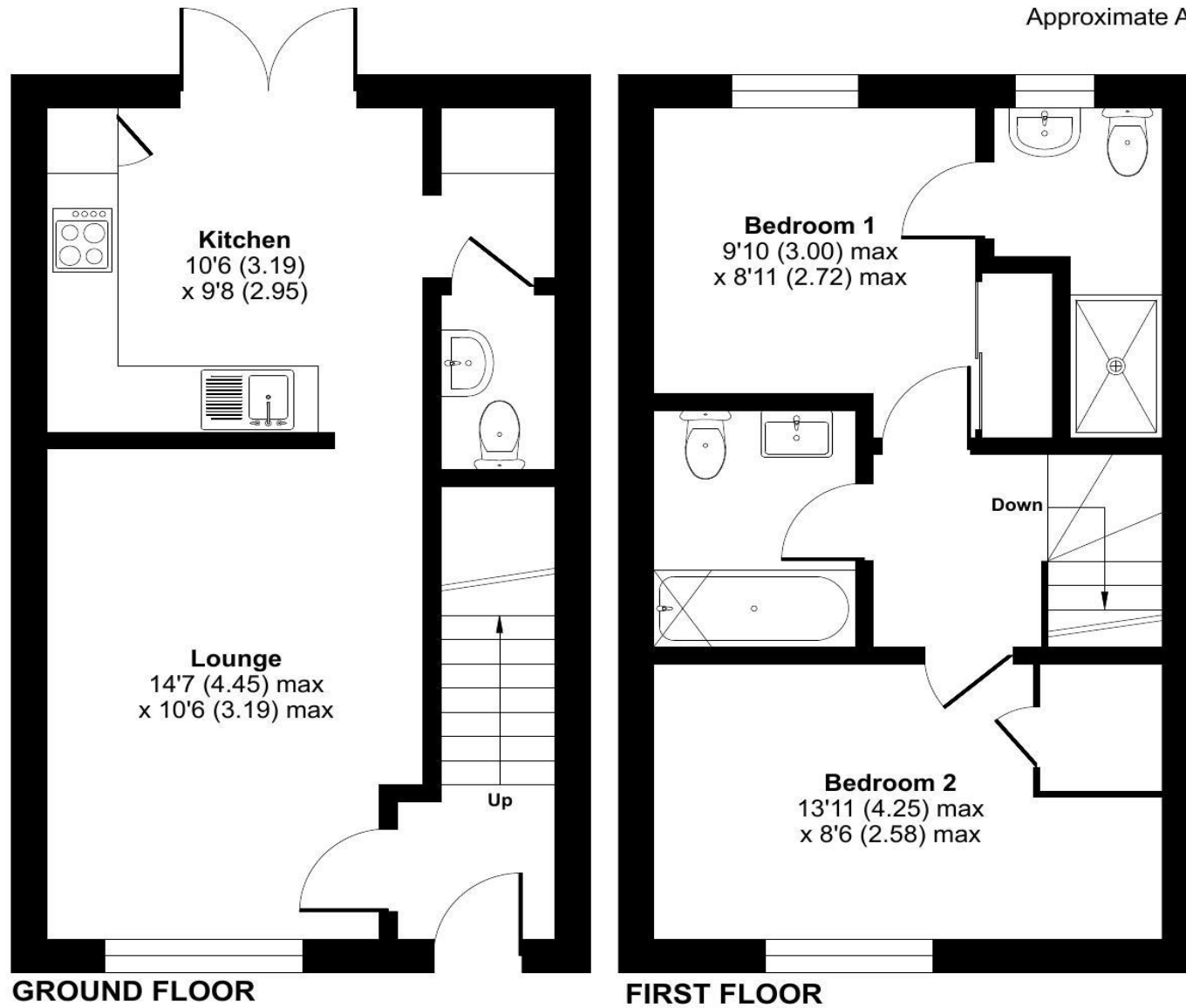
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

# Follett Close, Wellington, TA21

Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



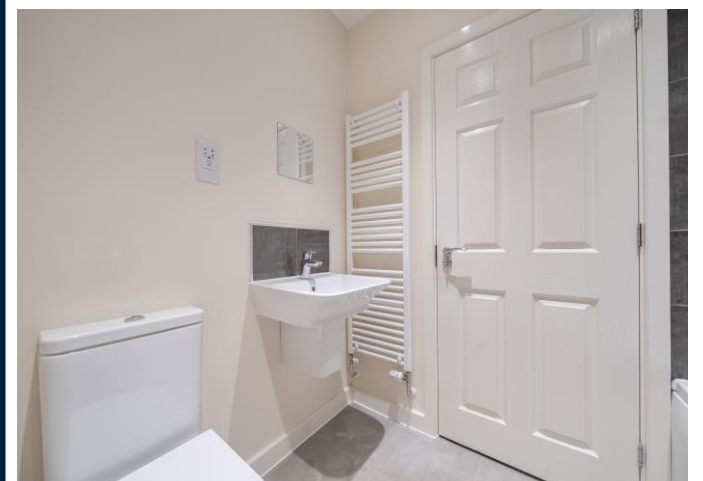
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1453387

Offered to the market with **NO ONWARD CHAIN** this neutrally decorated two double bedroom mid terraced house benefits from two allocated parking spaces, fully enclosed level garden, master ensuite, utility space and cloakroom.

The accommodation on offer briefly comprises a uPVC door leading into a hallway with stairs rising to the first floor. The sitting room is situated at the front of the property and offers ample space for everyday soft furnishings whilst a useful understairs cupboard is perfect for storage. The kitchen offers a comprehensive and modern range of matching white wall and base units with contrasting worktops and upstands, there is an integrated dishwasher and fridge/freezer along with a built in Bosch single oven with hob and extractor above. French doors give access and views over the rear garden whilst the adjoining utility area provides space for a washing machine and further storage along with a wall mounted boiler. Completing the ground floor is a useful cloakroom.

To the first floor there are two double bedrooms with the master benefiting from built in double fronted mirrored wardrobes and an ensuite complete with double walk-in shower cubicle. Completing the internal accommodation is the family bathroom offering a three-piece white suite.

Externally the property enjoys a pleasant approach of a maturing and popular estate and provides two allocated parking spaces along with gated access to the rear garden which is predominately laid to lawn along with a small area of patio.



- **NO ONWARD CHAIN**
- **Popular residential development**
- **Two allocated parking spaces**
- **Level enclosed garden**
- **Ensuite and cloakroom**
- **Neutrally decorated throughout**

