



AGENTS NOTE: As is the norm with most modern developments there is an annual maintenance charge of £202 per annum. Please note the property is located approximately 20 metres from a railway line. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Tredwin Close is located on the popular Longforth Farm development ideally placed on the outskirts of Wellington yet within walking distance of the town centre. The development itself benefits from children's play areas with a primary school and good nearby walking routes. 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 facilities such as a Sports Centre with its own swimming pool and a local cinema. There are a number of clubs, societies and activities for all ages within the town, with the Wellington Monument at the top the Blackdown Hills providing a stunning backdrop.

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 the second right turning into Maurice Jennings Drive, turning left onto Proctor Road and then first right into Follett Close. Upon entering Follett Close, turn first right into Tredwin Close and then left where the property will be seen at the end 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//reclining.handbook.pickle

Council Tax Band: D

Construction: Traditional cavity construction with a rendered outer leaf

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: medium

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.

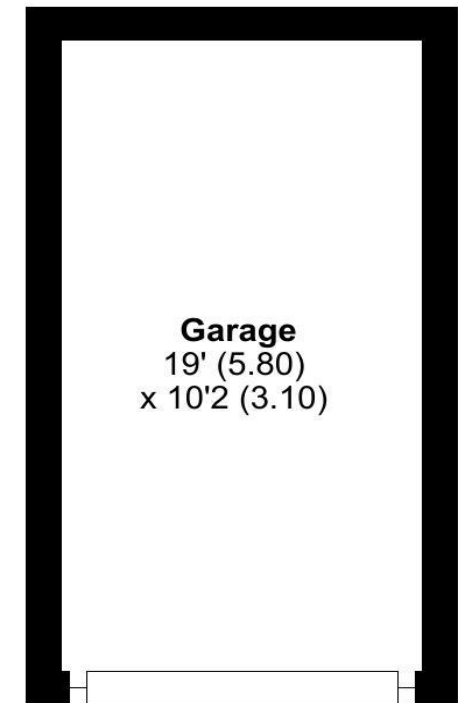
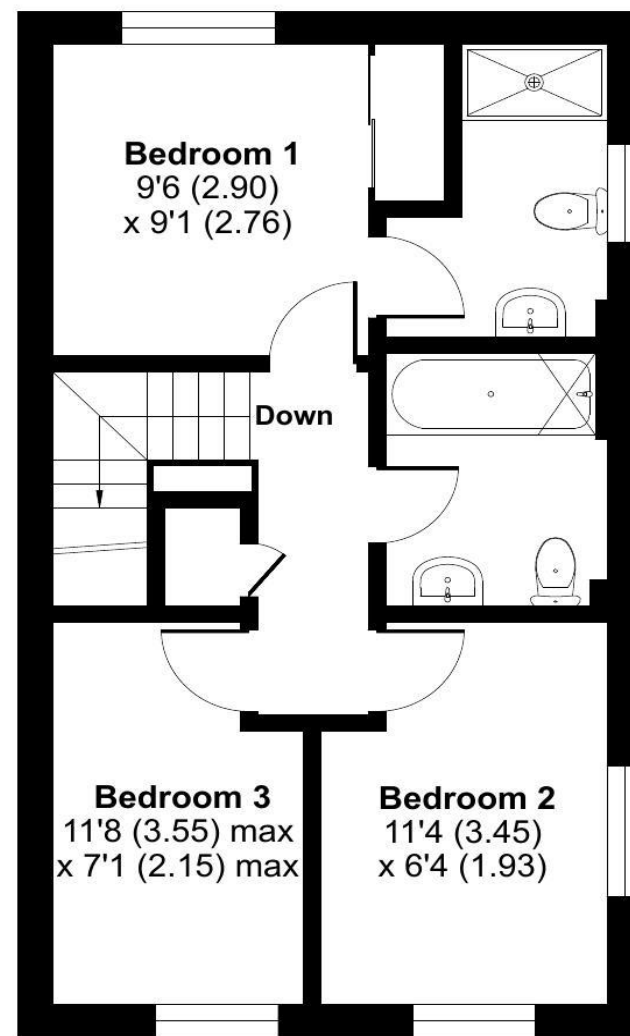
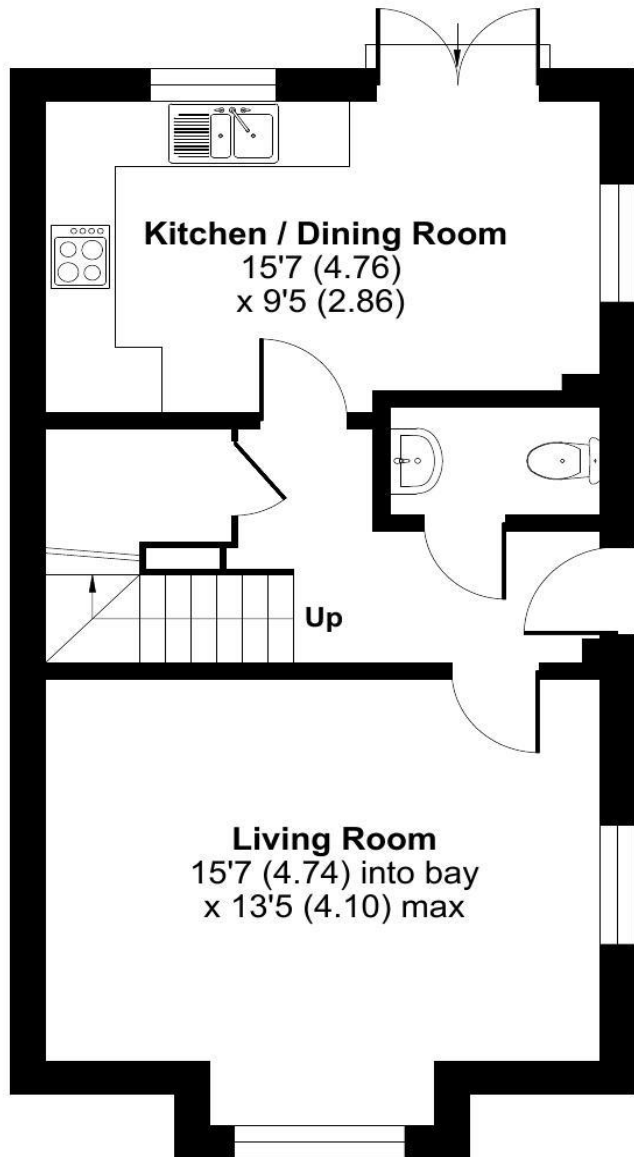
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Tredwin Close, Wellington, TA21

Approximate Area = 916 sq ft / 85 sq m
 Garage = 194 sq ft / 18 sq m
 Total = 1110 sq ft / 103 sq m
 For identification only - Not to scale



FIRST FLOOR

GARAGE

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1405577

A stunning example of a three bedroom detached family home situated on the edge of this established modern development with far reaching views across adjacent countryside. This property benefits from a garage, ample off road parking and triple glazing; a viewing comes highly recommended.

The accommodation comprises in brief; front door opens into the entrance hallway with stairs to the first floor, built in storage, cloakroom and doors to the principal rooms. The sitting room is a generous size with ample space for furnishings and is flooded with natural light via the dual aspect windows with fitted shutters.

To the other side of the house, the kitchen/dining room is open plan in concept with French doors leading out to the garden. The kitchen itself is fitted with a range of modern wall and base units with an integrated oven and hob and space for a fridge/freezer and washing machine.

To the first floor there are three bedrooms with the master having the benefit of fitted wardrobes and an en-suite shower room whilst the other bedrooms are serviced by the family bathroom which is fitted with a three piece suite with a shower over the bath.

Externally, the property occupies a fabulous plot position within the development, located at the end of a cul de sac and positioned to take in far reaching views across adjoining countryside towards Nynehead, perfectly placed for countryside walks. There is a garage connected to light and power with boarded storage in the eaves, alongside ample off road parking for vehicles with a side gate leading into the garden which has been landscaped with ease of maintenance in mind and has the benefit of a timber shed with power and an external power point.



- Beautifully presented detached family home
- Stunning views
- Low maintenance rear garden
- Garage and driveway parking
- Perfectly placed for countryside walks

