



AGENTS NOTE: As is the norm with most modern developments there is a maintenance charge of £212 per calendar year.

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

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.

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction. Take the second exit at the first roundabout and the third exit at the second roundabout into Cades Farm. Follow the road as it leads through the development and after a long straight road you will follow a right hand bend where the property will be seen 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/overheard.basics.sandwich

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 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.

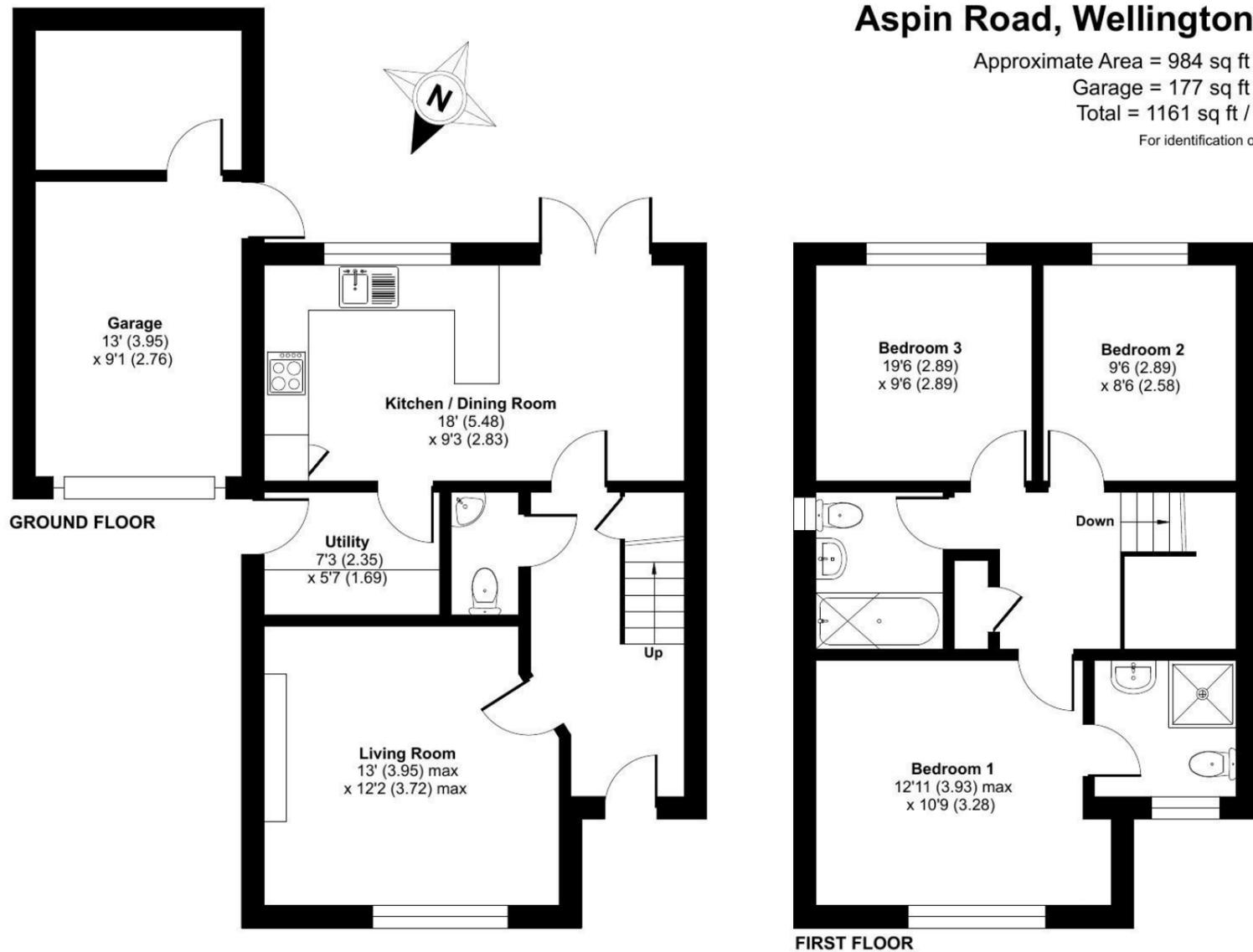
Aspin Road, Wellington, TA21

Approximate Area = 984 sq ft / 91.4 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1161 sq ft / 107.8 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). © n3chem 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1392961

A spacious 3 double bedroom detached family home situated on the popular Cades Farm development within walking distance of the town centre, a supermarket and bus route. Having been owned by the current occupiers since new, the property has been meticulously maintained and is beautifully presented, offering an opportunity for an incoming buyer to move straight in.

The accommodation on offer briefly comprises; front door opens into entrance hallway with stairs to the first floor, downstairs cloakroom and doors to the principal rooms. The sitting room is a generous size with a window to the front elevation and a feature fireplace. Spanning the width of the property at the rear is an open plan kitchen/dining room with a fully fitted kitchen with an integrated dishwasher and space for a family dining table and chairs. The adjoining utility room provides space for a washing machine and tumble dryer with a door to the driveway parking.

To the first floor, there are three well proportioned bedrooms serviced by the family bathroom. The master bedroom has the additional benefit of an en-suite shower.

Outside, the property is set back from the road with driveway parking in turn leading to the garage with up and over door and personnel door to the rear garden. The garden is predominantly laid to artificial lawn and patio and offers a safe space for children and pets.



- Immaculately presented family home
- Three double bedrooms
- Master en-suite and downstairs cloakroom
- Garage and driveway
- Popular modern development

