



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 the central traffic lights in Wellington town centre, proceed down South Street passing Wellington School, and bearing left at the mini-roundabout into Pyles Thorne Road. Continue to the very end, turning left onto the A38. Follow this road to the roundabout taking the first exit into the entrance of Jurston Fields. Turn left at the sales office and then take a right, then the second left into a courtyard where you will see the property on the left hand side.

Agent notes: Leasehold commencement date = 12.11.2021, lease length = 199 years, years remaining = 194 years

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, 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//geology.isolating.extra](https://www.w3w.co//geology.isolating.extra)

Council Tax Band: C

Construction: Traditional cavity construction with brick outer leaf under a tiled roof with a faux chimney stack

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

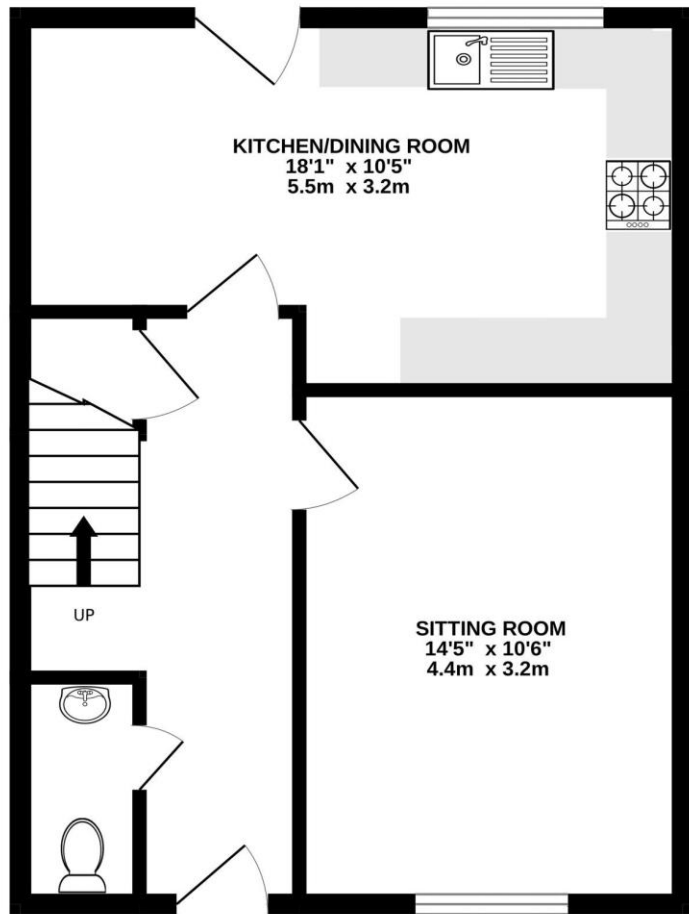
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

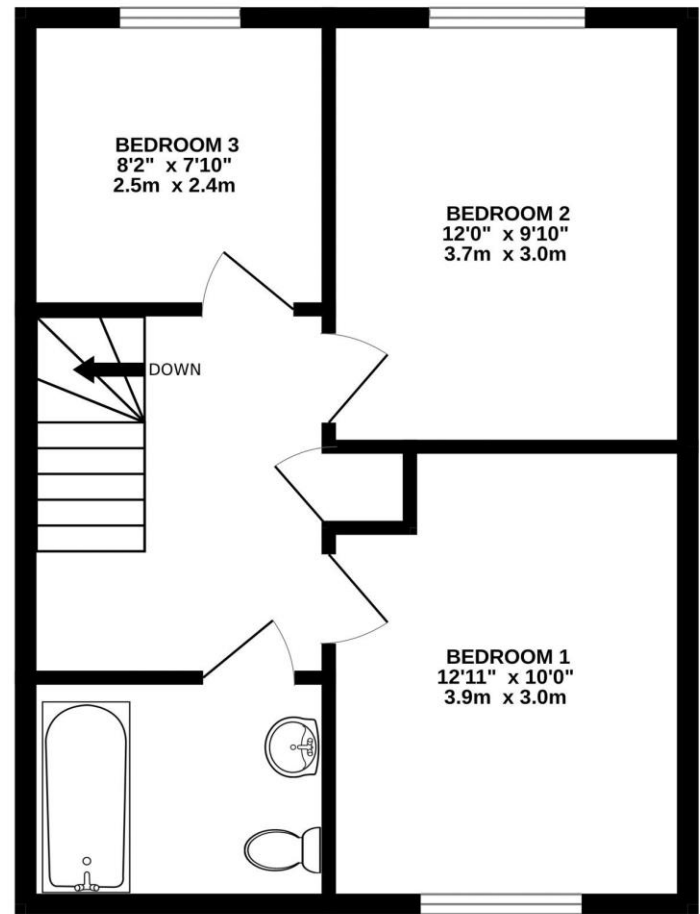
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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.
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4 Sanford Mews is a beautifully presented modern three bedroom mid terrace home located in a lovely position within the development. Offered to the market as Shared Ownership, with the asking price based on a 40% share. ELIGIBILITY CRITERIA APPLIES SEE BELOW.

The accommodation briefly comprises a front door leading through to the entrance hallway with stairs rising to the first floor and a downstairs cloakroom. The kitchen area offers a range of matching white wall and base units with contrasting work surfaces and up-stands with a built-in oven, gas hob, extractor fan over and space for further appliances along with a wall mounted boiler, there is space for a dining room table & chairs. The sitting room has been pleasantly decorated with ample space for furnishings with a window looking to the front elevation. To the first floor, the landing provides access to the loft and a separate useful storage cupboard along with two double and a single bedroom complemented by the part tiled family bathroom which comprises a three-piece white suite.

Externally there is off-road parking for two vehicles. The rear garden is fully enclosed and has a small patio area, flowerbeds and a rear gated access.

This property is offered to the market through the shared ownership scheme. The advertised sale price of £120,000 reflects the 40% share available for purchase, whilst the other 60% will be owned by LiveWest Homes Ltd, to whom a monthly rent of approx. £372.55 will be paid. In addition to the monthly rent there will be a monthly service charge of approx. £5.98 along with a monthly building insurance fee of approx. £15.64. An incoming purchaser will have the opportunity, once completion has taken place, to purchase further shares in the property, as and when they choose, until they own 100% of the property, at which point the property will become freehold. The monthly rent will decrease as LiveWest Homes Ltd as share decreases. Please note the current full market value of the property is £300,000. In order to purchase this property, an application must be made to LiveWest Homes Ltd, via [LIVEST.CO.UK/APPLY-FOR-YOUR-RESALE-HOME](https://www.livewest.co.uk/apply-for-your-resale-home). In order to qualify for a purchase you must have a gross household income of less than £80,000 per year, do not currently own a property (or that is SSTC), you cannot afford all of the deposit and mortgage payment to buy a home that meets your needs on the open market and have a sufficient deposit and funds available to pay associated costs. There will also be a payable reservation fee of £500 to secure the property. Please note the application process is done on a first come first served basis. For further information on the scheme, please contact Wilkie May & Tuckwood on 01823 667799. This information is correct as of 19.09.26 but may be subject to change.



- Shared ownership
- Nearly new 3 bedroom terraced home
- Popular modern development
- Off road parking for two vehicles
- Open plan kitchen/dining room
- South side of Wellington

