



AGENTS NOTE: As is the norm with modern developments, there is an annual charge which we understand to be approximately £195.00 per annum (1st February 2026-31st January 2027). We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Thomas Place is located on the popular 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 accessed via Junction 26 just outside the town.

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, entering Longforth Farm. Upon entering the development, take the first left hand turning and follow this road as it bears around to the right, towards the very end bear round to the right again where the property will be seen 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//education.decimals.magpie

Council Tax Band: B

Construction: Traditional cavity construction with 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 1000 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:

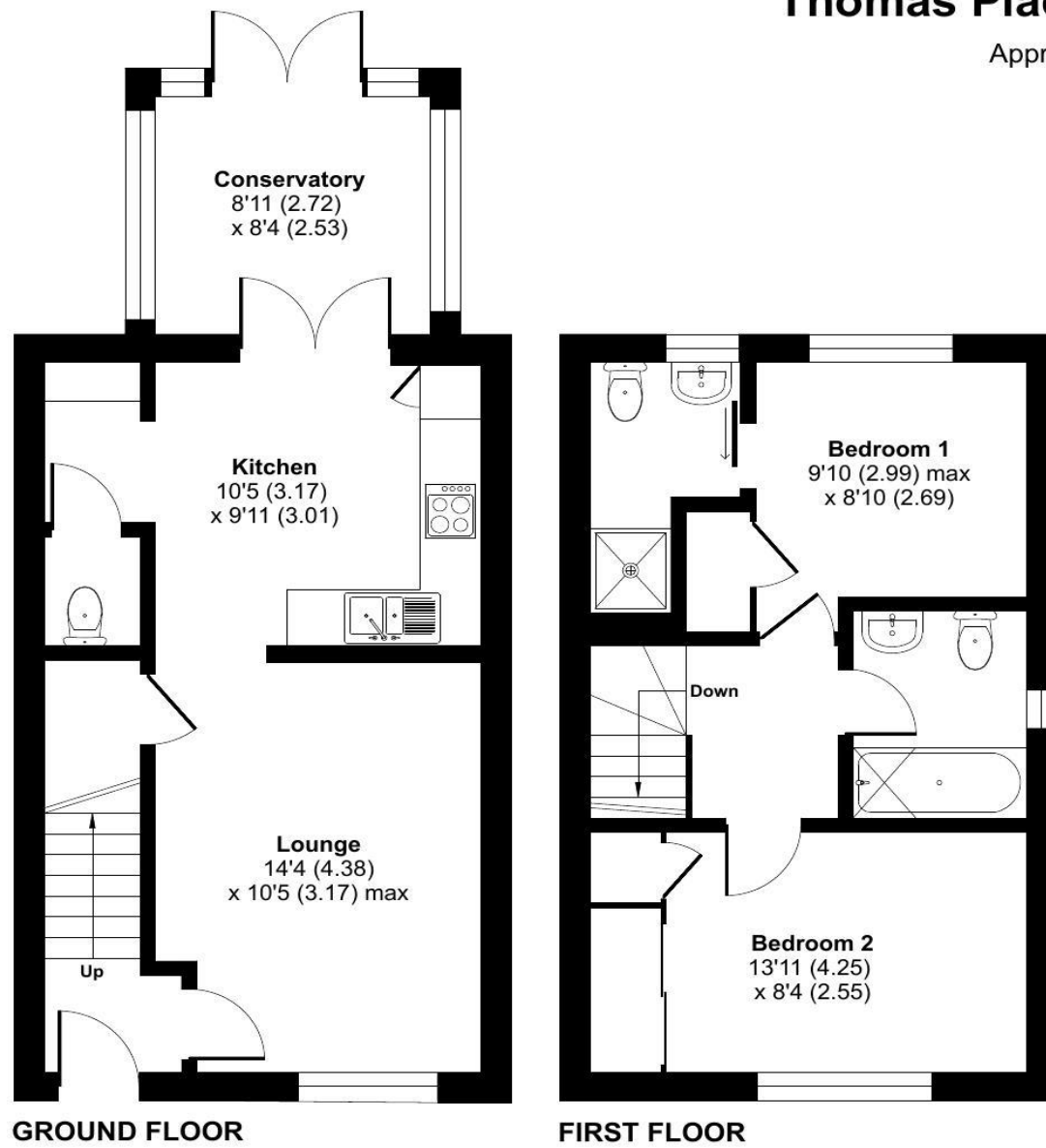
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

Thomas Place, Wellington, TA21

Approximate Area = 785 sq ft / 72.9 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). © nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1468010

A two double bedroom semi detached home situated on the popular Longforth Farm development, built by Bloor Homes to 'The Hindhead' design in 2015. The property is conveniently located close to IKB Primary School, within walking distance of the town centre and is offered to the market with vacant possession and NO ONWARD CHAIN.

The accommodation comprises in brief; front door opens into the entrance hall with stairs rising to the first floor and a door through to the sitting room which enjoys a window to the front elevation and a useful under stairs storage cupboard. To the rear of the property is a kitchen/dining room fitted with a comprehensive range of wall and base units with an integrated oven, hob and fridge freezer. Adjoining the kitchen is a utility area with downstairs cloakroom. Completing the ground floor is a spacious conservatory which leads to the garden, creating the ideal space to entertain guests.

To the first floor there are two double bedrooms with built in wardrobes. The master has the added benefit of an en-suite shower room in addition to the family bathroom.

Outside, to the front there is off road parking for two vehicles. A side gate provides access to the rear garden which as been designed with ease of maintenance in mind. Predominantly laid to patio with mature shrub borders and a large timber shed.



- Two double bedroom semi detached home
- En-suite and downstairs cloakroom
- Conservatory
- Low maintenance rear garden
- Parking for two vehicles
- NO ONWARD CHAIN

