42 Proctor Road
Wellington
TA21 8FE
£245,000 Freehold

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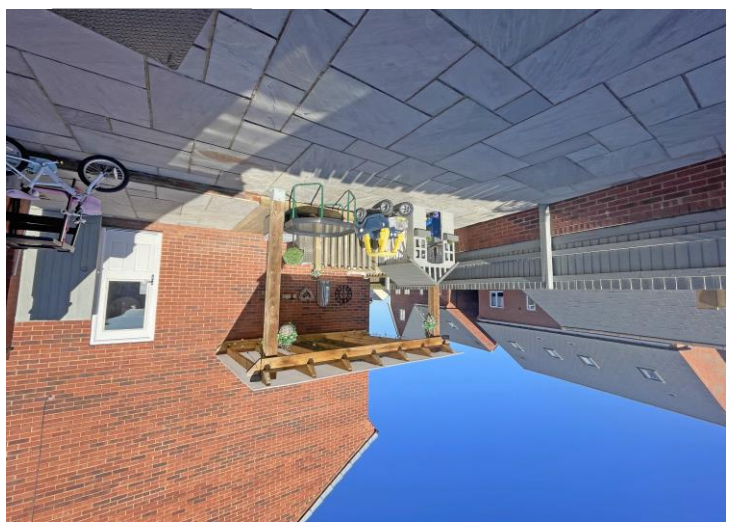
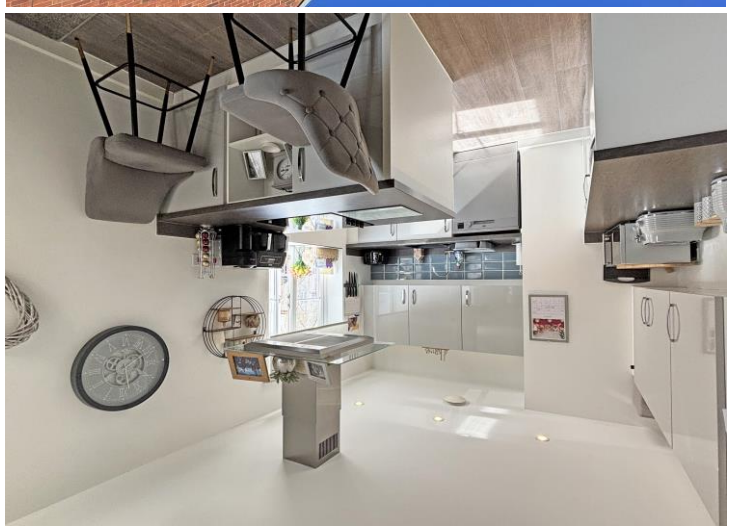
EPC

Wilkie May & Tuckwood





AGENTS NOTE: As with many new developments there will be an annual contribution to communal green areas which will be approximately £225 per annum. A neighbouring property owns the Leasehold to the right hand car port. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Proctor Road 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 atop the Blackdown Hills providing a stunning backdrop.

DIRECTIONS: From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing to the mini roundabout taking the first exit. Continue on this road into the Longforth Farm development and along the main road taking the third right onto Lillebonne Way. Take the first right into Proctor Road where the property will be seen on the left hand side.

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//flicked.tends.florists
Council Tax Band: B
Construction: Traditional cavity construction with a brick outer leaf under a tiled 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.

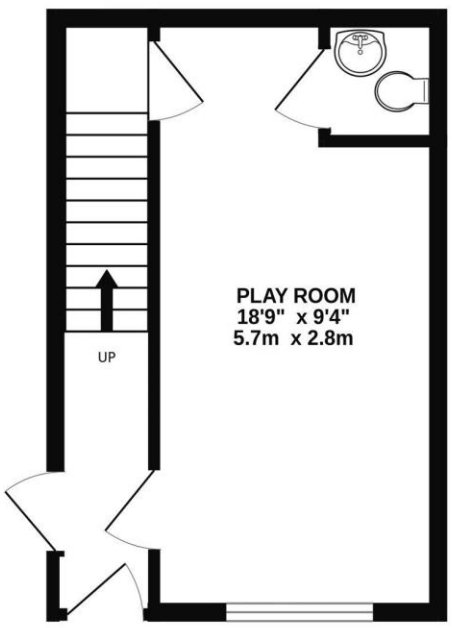
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

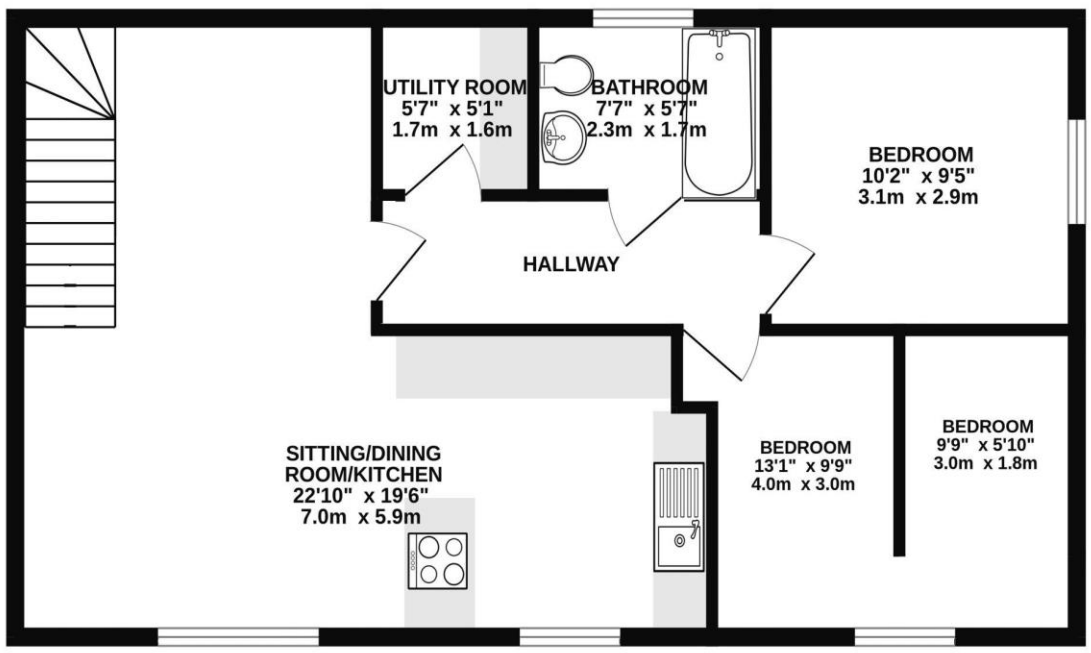
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

GROUND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



FIRST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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42 Proctor Road is a beautifully presented two bedroom detached coach house situated on a quiet plot on the popular Longforth Farm development built by Bloor Homes in 2017 and benefitting from the remainder of its 10 year warranty. The current owners have converted the original garage to create an additional reception room with WC facilities on the ground floor.

The accommodation comprises in brief; front door opens into the entrance hallway with a door to the garden, door to the downstairs reception room and stairs to the first floor. The property enjoys a spacious open plan living space with ample room for all everyday living and dining furniture which is connected directly through to the kitchen. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated oven, hob and extractor and additional space for a fridge, freezer and dishwasher. From the inner hall there is a door to the utility room which has additional storage and space for a washing machine and tumble dryer.

The sleeping accommodation comprises two double bedrooms, with the larger of the two having been split to create two separate areas for children but could easily be opened up. The family bathroom comprises a three piece white suite with a shower over the bath.

The garden has been designed with ease of maintenance in mind, laid to patio with a covered pergola providing the ideal space to sit out and relax and entertain, particularly given the sunny aspect. Parking can be found in one of the car ports under the coach house.

- **Detached coach house**
- **Beautifully presented**
- **Separate utility room**
- **Garage converted into extra reception room**
- **Low maintenance garden**
- **Car port parking for one vehicle**