



LOCATION: Gamlin Close is located on the Longforth Farm development ideally placed on the outskirts of Wellington yet still within walking distance of the town centre. 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.

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

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 a right turn into Maurice Jennings Drive and the end turn left onto Proctor Road followed by the next right onto Follet Road. Take the next left onto Gamlin Close and the property can be found straight ahead towards the end of Gamlin Close.

LEASEHOLD INFORMATION: As with most modern developments, there is an annual maintenance charge in place which we understand to be approximately £250 per annum. Leasehold information: 999 years from 2021 with an yearly service charge of £1,200 which includes the building insurance, hallway cleaning and electricity and cutting of the grass in the communal garden.

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.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co/months.midfield.spud

Council Tax Band: B

Construction: Traditional cavity construction with 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

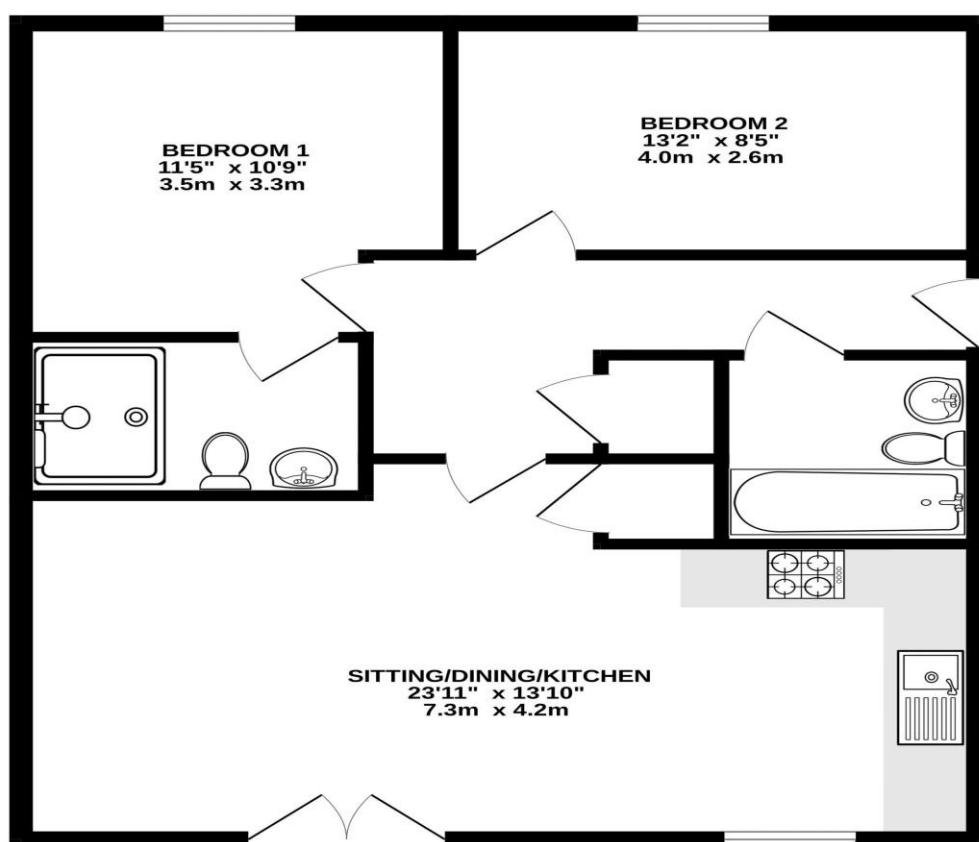
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **MEASUREMENTS AND OTHER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

712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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 illustration is for guidance purposes only and should not 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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A modern and spacious two double bedroom top floor apartment complete with master en-suite and family bathroom situated on the increasingly popular Longforth Farm Development, benefiting from the remainder of its 10 year builders warranty and allocated parking.

57 Gamlin Close is a Leasehold apartment and is in a block of six arranged over three floors. Offered to the market in excellent condition throughout and decorated in soft tones allowing for a perfect opportunity for first time buyers, an investment prospect or downsize opportunity. **OFFERED TO THE MARKET WITH NO ONWARD CHAIN.**

The apartment is entered via a secure intercom system with built in security camera giving access into a communal hallway with stairs rising to all floors. Apartment 57 is located on the top floor and upon entering there is a welcoming generous hallway which leads to all principal rooms and provides a useful storage cupboard perfect for coats and shoes. The main open plan living area overlooks the front aspect and has been cleverly designed with two distinct areas to include a sitting area and kitchen/dining room. The sitting area enjoys plenty of natural light via the French doors leading to a Juliet balcony whilst the contemporary kitchen enjoys an array of white wall and base units with contrasting worktops and upstands with an inset electric oven along with a gas hob with extractor above and ample space for further additional kitchen appliances. There is also a concealed wall mounted gas combination boiler and a further useful full length storage cupboard. There is plenty of space for a dining table and chairs.

The sleeping accommodation is situated towards the rear and includes two double bedrooms with the master offering an ensuite complete with double walk-in shower. The second bedroom is serviced by the family bathroom offering a white three-piece suite.

The apartment enjoys a south-westerly facing communal garden which is fully enclosed and laid to lawn along with gated pedestrian access and an area to the side of the building set aside for a bin store complete with lighting. Furthermore, there is one allocated parking space to the front aspect.



- **NO ONWARD CHAIN**
- **Top floor apartment**
- **Ensuite & family bathroom**
- **Two double bedrooms**
- **Allocated parking for one vehicle**
- **Modern and contemporary**
- **uPVC double glazing and gas central heating**

