48 Nash Drive
Wellington
TA21 9FA
£248,000 Freehold

3 | 1 | 3 | B EPC

Wilkie May & Tuckwood







AGENTS NOTE: As is the norm with most modern developments there is an annual contribution to the maintenance of open spaces which we understand to be in the region of £200 per annum. Please note that the land behind the property is owned by developers CG Fry & Son and forms part of the Jurston Fields development. We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor.

LOCATION: Nash Drive is located on the Cades 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 Sport 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 second exit to the next roundabout taking the third exit onto Cades Farm. Drive through the estate following the road towards the rear of the development. Bear around to the right and continue for a short distance taking a left turn into Nash Drive. Proceed along this road passing the green and the property will be found at the end of the cul de sac 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///coaching.functions.plates
Council Tax Band: C
Construction: Timber frame construction with a rendered outer leaf
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:** high **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.

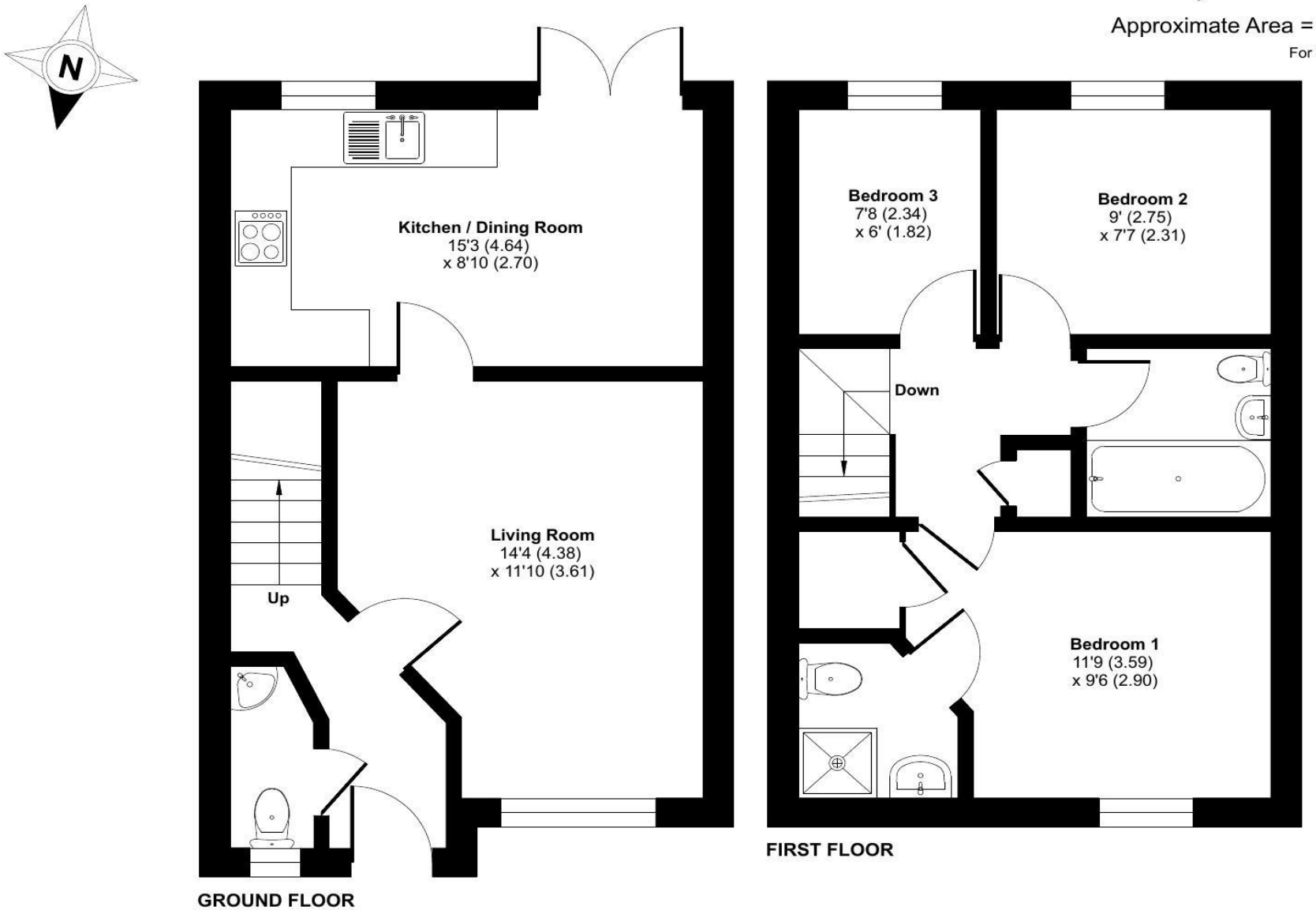
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information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

The Property Ombudsman
rightmove
Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT
WM&T

Nash Drive, Wellington, TA21

Approximate Area = 734 sq ft / 68.1 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). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1406197

A three bedroom semi detached family home set at the end of a cul de sac on a popular modern development on the outskirts of Wellington yet within walking distance of amenities and a bus route.

The accommodation comprises in brief; front door opens into the entrance hallway with a downstairs cloakroom, stairs to the first floor and a door through to the principal rooms. The sitting room is a generous size with ample space for furnishings and a door through to the kitchen/dining room which in turn leads to the garden. The kitchen is fitted with a comprehensive range of wall and base units with an integrated oven and hob alongside space for a fridge/freezer and washing machine.

To the first floor, there are three bedrooms with a family bathroom and an en-suite shower room to the master.

Externally, the property is set back from the road with parking for two vehicles and an area of lawned garden. A pedestrian gate leads to the rear garden which is laid to lawn and patio with an area of decking to the far side alongside a plastic storage shed. Please note the pergola and wooden shed will be available to purchase by separate negotiation.





- **Beautifully presented three bedroom semi detached family home**
- **Garden enjoying a good degree of privacy**
- **Off road parking for two vehicles**
- **End of cul-de-sac position**
- **Popular modern development**



