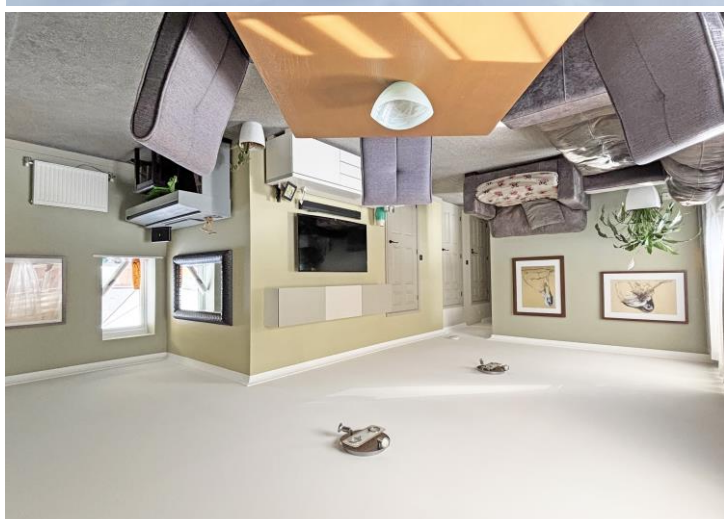




AGENTS NOTE: This property is Freehold and owns the Freehold of the garages below, with the leases of three of them being owned by neighbouring properties. There is a maintenance charge for the development of approximately £212 per annum.

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

LOCATION: From our Wellington town centre office proceed in the Taunton direction. After approximately ½ a mile take the third exit into the Cades Farm development. Continue along this road for approximately 1/4 of a mile, turn left into Mills Drive bearing left where the property will be found a short distance on the left hand side.

DIRECTIONS: The property sits to one side of this modern 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 itself stands between the River Tone and the Blackdown Hills. The County Town of Taunton is approximately 8 miles distant with its mainline railway station and the M5 can be accessed via Junction 26 just outside the town.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold subject to the leases of three garages below which belong to neighbouring properties, 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///belong.brimmed.slings

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 1000 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

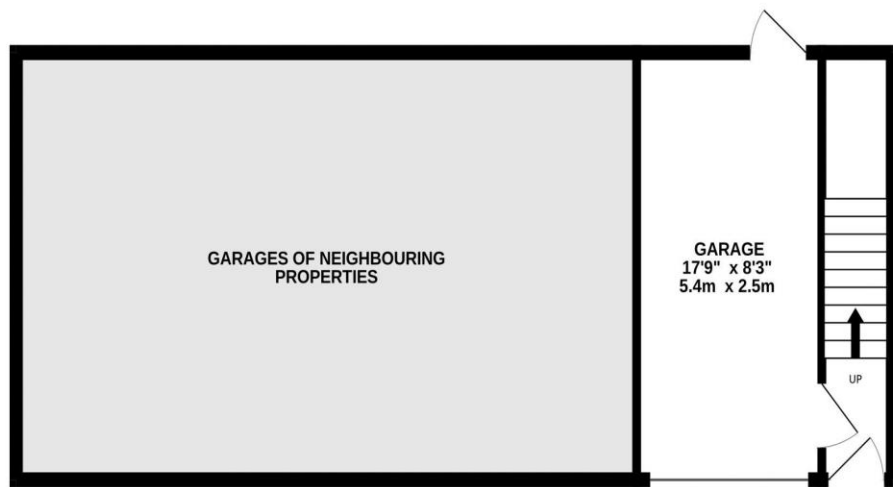
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER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

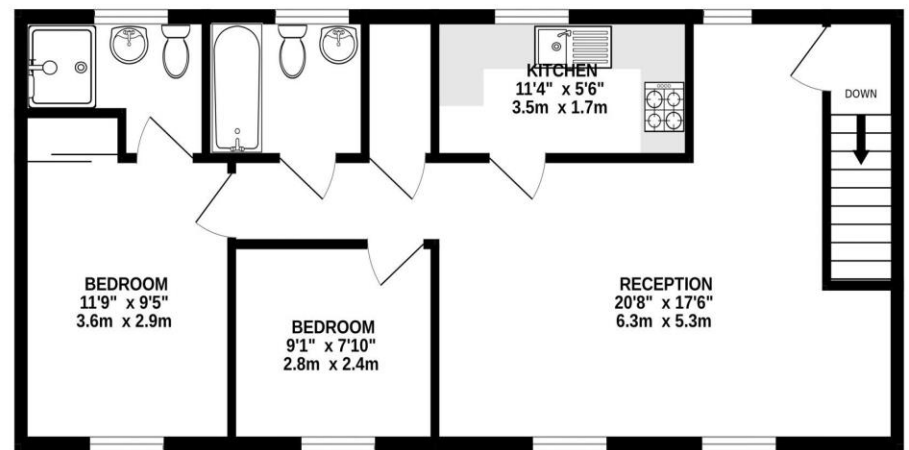
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will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

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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 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.
Made with Metropix ©2026

A two bedroom coach house offered to the market at a discounted price for local residents under the Section 106 scheme. The property benefits from a garden, garage and is offered to the market with NO ONWARD CHAIN.

The accommodation on offer comprises in brief; front door opens into the entrance hall with an internal door to the garage and stairs to the first floor. The sitting/dining room is open plan in concept with ample space for furnishings and a door through to the kitchen. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated oven and hob, space for a fridge/freezer and dishwasher. There are two double bedrooms with the master having the benefit of an en-suite shower room and fitted wardrobes. Completing the accommodation is a family bathroom and large built in store cupboard.

Externally, the property is set back from the road with driveway parking in turn leading to the garage with up and over door, power connected and plumbing for utility appliances. A rear personnel door leads to the garden which is predominantly laid to lawn and decking.

The property is subject to a Section 106 Legal Agreement which sets out eligibility criteria.

• Buyers must have a maximum single income of £50,255 or a maximum joint income of £57,986

Priority of this will be given as follows:-

For the first 60 working days of marketing: • Have been ordinarily resident in Wellington • Have a close family association (mother, father, brother, sister, son or daughter-where the family member is currently resident within the parish), or permanent employment in the said parish or previous periods of residence in the said parish • Ordinarily resident within the neighbouring Parishes of Nynhead, West Buckland, Wellington Without or Langford Budville

After the first 60 working days of marketing: • Any person who meets the financial criteria set out above and who has been ordinarily resident within former Somerset West and Taunton area and has done so for at least the last 12 months



- Available to purchase for local residents
- Two double bedroom coach house
- Master en-suite
- Garage and driveway parking
- Enclosed rear garden