



LOCATION: Normandy Row 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.

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 following the signs for Longforth Farm. Continue along this road where the property will be seen further along on the right hand side as indicated by our for sale board.

AGENTS NOTE: As with many new developments there will be an annual contribution to communal green areas which will be approximately £215.64 per annum.

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.

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

Property Location: w3w.co.uk/outbound.essays.yield

Council Tax Band: E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 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/low/medium/high **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

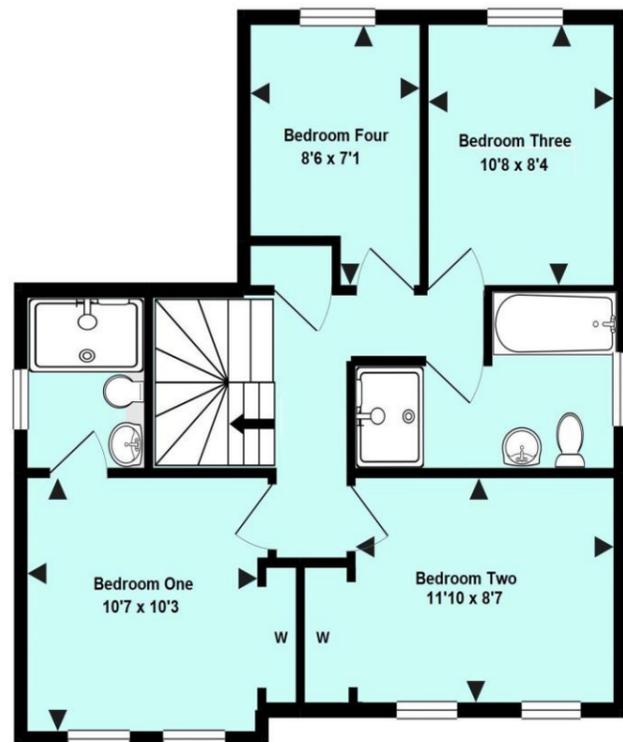
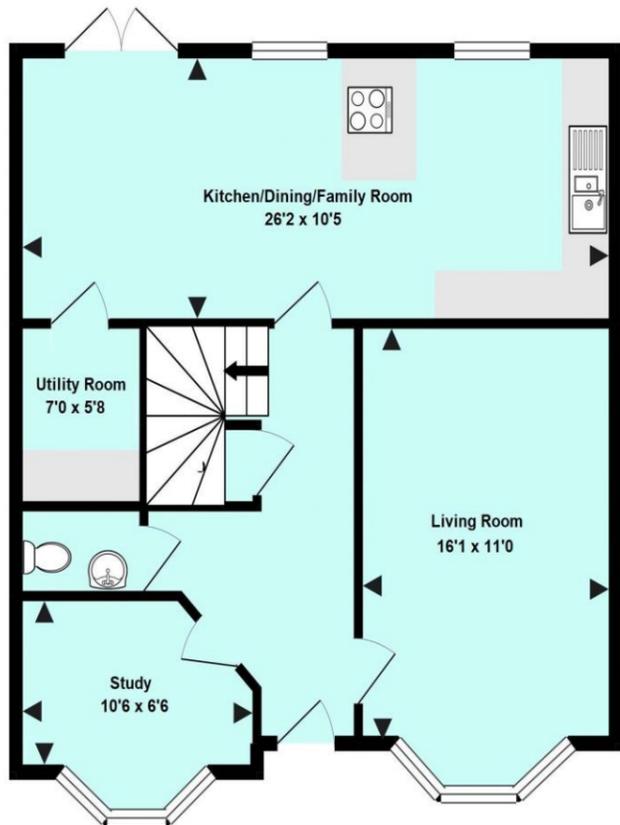
Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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. Photographs taken and details prepared November 2022. 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.



Built in the popular 'Malbec' design by renowned developers 'Bloor Homes', this beautifully presented four bedroom detached home is situated within walking distance to the town centre and local amenities along with driveway parking and a single garage.

The property comprises in brief; a door leading into the spacious hallway with access to the principle rooms and stairs rising to the first floor. The living room and study overlook the front elevation whilst the kitchen/dining room is a large, social space, perfect for families and offers plenty of wall and base units for storage along with integrated appliances and French doors leading into the rear garden terrace. This light room benefits from Vellux windows and the dining area leads to the utility room providing space for white goods and housing the boiler. Completing the downstairs accommodation is the downstairs cloakroom.

The first floor offers four bedrooms with the master benefitting from an ensuite. The remaining rooms are serviced by the family bathroom offering a four piece suite and a heated towel rail.

Externally, the front of the property is set back from the road and the rear garden offers a patio terrace which is a great social area along with steps down to an area of lawn with flower bed surrounds. The driveway is accessed via gates around the back of the property and leads to the single garage with an up and over door.

The property is built with traditional cavity construction with a render outer leaf under a tiled roof.



- Popular 'Malbec' design built by Bloor Homes
- Four bedroom detached home
- Two reception rooms
- Large, social kitchen/dining/family room
- Pretty terrace and further garden laid to lawn
- Gated driveway parking
- Garage

