



GIBBINS RICHARDS 
Making home moves happen

53 Dobree Park, Rockwell Green, Wellington TA21 9RX
£475,000

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An executive four bedroom detached home, occupying a wonderful corner plot, the largest on the development. The internal accommodation is exceptionally spacious and beautifully presented, whilst still a blank canvass for a prospective purchaser to make their own mark. The property has enjoyed numerous updates and improvements, including a modernised bathroom in 2022, new boiler, modern uPVC double glazing and all round cosmetics. The external elements exceed expectation, with a driveway suitable for multiple vehicles, a double garage with additional storage unit, stunning rear gardens and views across neighbouring fields & farmland.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

Dobree Park is a hugely popular development built at the turn of the century and is now a well established mixture of two/three/four and five bedroomed family homes. There are level walks through to Rockwell Green's local amenities including late shop, take away, public house and post office. There are also numerous bus stops through to Wellington, with its town centre a matter of minutes away. The rolling Somerset countryside is on the doorstep in almost every direction.

EXECUTIVE FOUR BEDROOM DETACHED HOME
EXCEPTIONAL CORNER PLOT, THE LARGEST ON THE DEVELOPMENT
DRIVEWAY FOR MULTIPLE VEHICLES, PLUS DOUBLE GARAGE
VIEWS ACROSS FIELDS TO THE REAR
IMMACULATE PRESENTATION THROUGHOUT
ARRAY OF NOTEABLE UPDATES & IMPROVEMENTS
MODERNISED BATHROOM IN 2022
STUNNING REAR GARDEN
VAST AMOUNTS OF STORAGE & SPACE
AN EARLY VIEWING IS HIGHLY ADVISED





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Entrance Hall

Lounge 19' 10" x 11' 0" (6.04m x 3.35m)

Dining Room 12' 4" x 9' 10" (3.76m x 2.99m) Into bay

Kitchen 14' 3" x 8' 5" (4.34m x 2.56m)

Utility 6' 4" x 5' 1" (1.93m x 1.55m)

Downstairs Cloakroom

Main Bedroom, with en-suite 19' 9" x 11' 2" (6.02m x 3.40m) With array of fitted wardrobes

Bedroom Two 11' 3" x 8' 9" (3.43m x 2.66m)

Bedroom Three 8' 9" x 8' 9" (2.66m x 2.66m) With fitted wardrobes

Bedroom Four 8' 10" x 7' 1" (2.69m x 2.16m)

Family Bathroom 7' 1" x 5' 5" (2.16m x 1.65m) With three piece suite and shower over

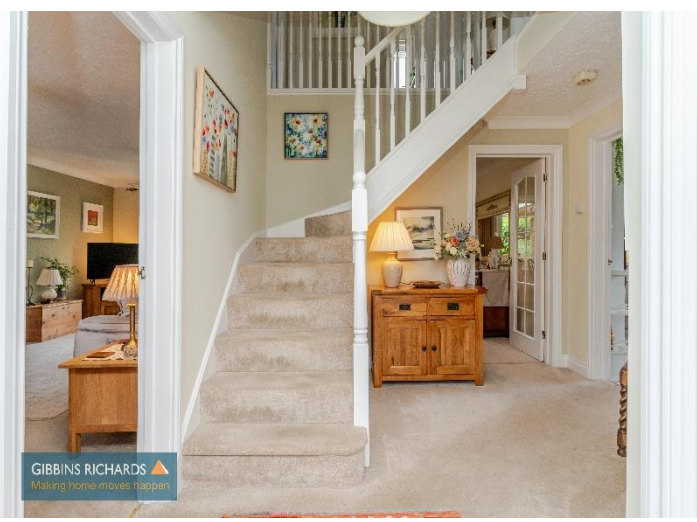
Outside: The home occupies a substantial corner plot, the largest on the development. To the front is an expansive driveway, which could comfortably accommodate four / five vehicles, along with a sizeable double garage with an additional storage unit to the rear, accessible directly from the garage. To the rear of the home is a wonderful enclosed garden which backs on to fields and farmland. A patio wraps around the side and rear, closest to the home, with a delightful veranda above. There is a section of lawn and additional decking / seating area, all of which enjoys an abundance of sunlight throughout the afternoon & evening.



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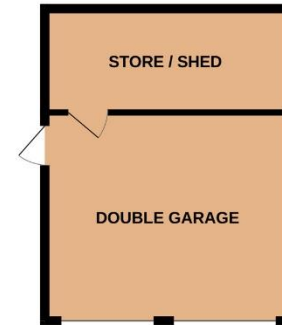


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GROUND FLOOR



1ST FLOOR



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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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