



GIBBINS RICHARDS 

127 Rockwell Green, Wellington, TA21 9BT

£265,000

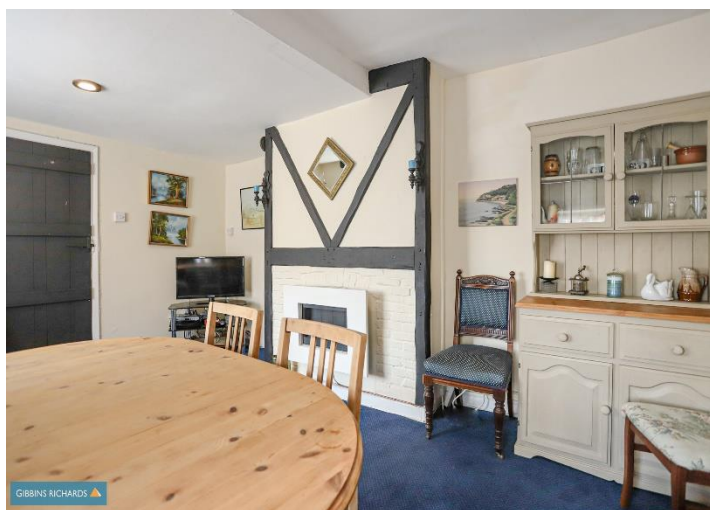
GIBBINS RICHARDS 
Making home moves happen

A period detached three bedroom house boasting many features including beams and open fireplaces. The property is centrally located within Rockwell Green and in walking distance of local amenities. Well proportioned accommodation, private rear garden and a useful store/workshop.

Tenure: Freehold / Energy Rating: / Council Tax Band: D

Rockwell Green is a thriving community and includes local amenities such as local stores, post office, Italian restaurant and fish and chip shop. There is a local primary school and pre-school located close by and just a short distance away is the hamlet of Westford which sides on to open countryside, providing numerous walks and outdoor pursuits. There is a regular bus service to Wellington which is approximately 1 mile distant with a larger range of both independently run shops and larger national stores such as Waitrose and Lidl. The bus service continues to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station. The A38 and M5 is also accessible within 5 minutes.

PERIOD SPACIOUS HOUSE
CHARACTER ACCOMMODATION INCLUDING BEAMS AND FIREPLACES
TWO RECEPTION ROOMS
A SPACIOUS KITCHEN / DINING ROOM
USEFULL STORE / WORKSHOP
THREE BEDROOMS
ENCLOSED REAR GARDEN AND PARKING
GAS CENTRAL HEATING AND DOUBLE GLAZING





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ACCOMMODATION

Entrance Hall

Sitting Room 14' 10" x 10' 5" (4.52m x 3.17m)

Dining Room 15' 7" x 10' 0" (4.75m x 3.05m)

Kitchen/Dining Room 18' 0" x 15' 2" (5.48m x 4.62m)

Store / workshop 15' 7" x 9' 0" (4.75m x 2.74m)

First Floor Landing

Family Bathroom 9' 3" x 7' 8" (2.82m x 2.34m)

Bedroom One 15' 4" x 10' 3" (4.67m x 3.12m)

Bedroom Two 12' 5" x 8' 1" (3.78m x 2.46m)

Bedroom Three 9' 3" x 7' 2" (2.82m x 2.18m)

OUTSIDE

An enclosed rear garden and parking.



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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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.

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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.



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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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