



GIBBINS RICHARDS 
Making home moves happen

60 Dobree Park, Rockwell Green, Wellington TA21 9RX
£245,000

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No onward chain/Semi detached/ Low maintenance garden

A well-presented three-bedroom semi-detached house located in the popular and well-established area of Dobree Park, Wellington. The property offers comfortable and well-balanced accommodation throughout, making it a practical choice for families, couples, or those looking to downsize. The ground floor features a welcoming entrance hall, a spacious living area, a well-proportioned kitchen with space for dining. It also benefits from a downstairs WC and conservatory to the rear. Upstairs are three good-sized bedrooms and a family bathroom. Offered for sale with no onward chain, this is an excellent opportunity to purchase a well-cared-for home in a desirable residential location close to local amenities, schools, and transport links.

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

Rockwell Green is on the western side of Wellington and known for its community feel. It offers a mix of family housing, local amenities, green spaces and convenient access to nearby countryside. With schools and good transport links via the M5 and A38.

Approx. 809 sq.ft/ 75.2 sq.m

No onward chain

Attractive, low maintenance, rear garden

Wonderfully spacious semi-detached home

Driveway & garage

Quiet location

Internal viewing highly advised



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Accommodation

Entrance Hallway

Cloakroom 6' 0" x 3' 7" (1.84m x 1.08m)

Kitchen 10' 0" x 8' 8" (3.06m x 2.63m)

Living Room 15' 4" x 14' 7" (4.67m x 4.44m)
Maximum Length

Conservatory 9' 4" x 9' 1" (2.84m x 2.76m)

Bedroom 1 11' 5" x 8' 6" (3.47m x 2.59m)
With Built in Wardrobe

Bedroom 2 11' 3" x 8' 5" (3.42m x 2.56m)
With Built in Wardrobe

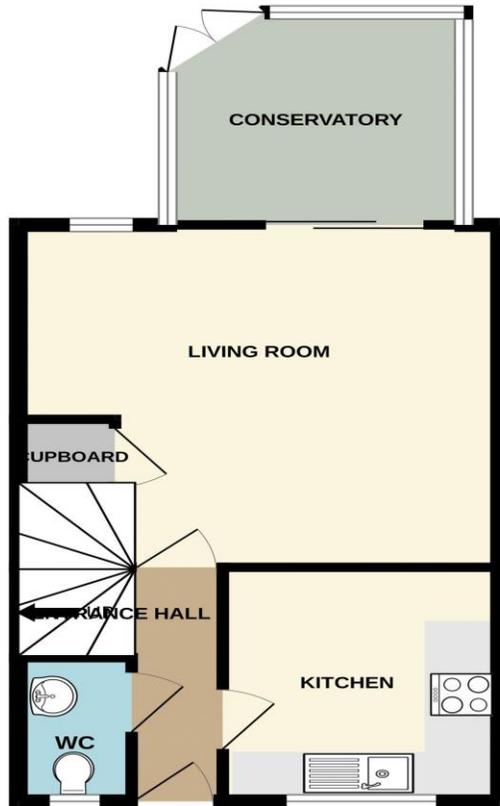
Bedroom 3 8' 1" x 6' 7" (2.47m x 2.01m)

Bathroom 6' 5" x 6' 0" (1.95m x 1.84m)

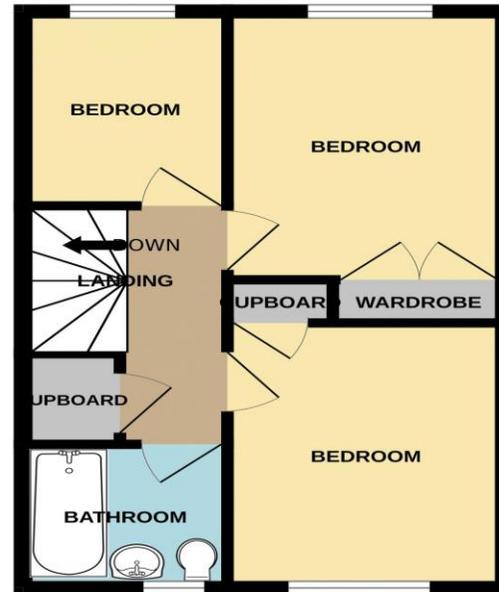
Outside Driveway, single garage, front and rear garden



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.



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