



47 Rockwell Green, Rockwell Green, Wellington TA21 9BZ

£275,000

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**No onward chain/ Off road parking/Spacious family home**

A well presented semi-detached family home arranged over three floors, offering spacious and versatile accommodation throughout. The property is entered via an entrance hall leading into the main hallway with access to a comfortable sitting room to the front aspect. Also accessed from the hallway is the dining room which opens into the kitchen, creating an ideal space for both everyday living and entertaining. Stairs rise from the hallway to the first floor landing, providing access to two bedrooms and the family bathroom. The principal bedroom on this floor is a generous double room, while the second bedroom offers comfortable space. A further staircase leads to the second floor where there is an additional spacious double bedroom benefiting from an ensuite shower room and useful eaves storage. Outside, the property enjoys a front garden together with an enclosed rear paved garden designed for low maintenance. Off-road parking is provided for two vehicles.

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

Rockwell Green is a popular residential village situated on the outskirts of Wellington, offering a pleasant blend of countryside surroundings and everyday convenience. The area benefits from local amenities including a primary school, post office, convenience shop while Wellington town centre provides a wider range of shopping, dining and leisure facilities. Excellent transport links are available via the nearby M5 motorway, offering easy access to Taunton, Exeter and the wider South West.

Approx. 105.5 sq m  
No onward chain  
Accommodation over 3 floors  
Gas central heating  
Low maintenance garden  
Off road parking  
Shed/Workshop  
Easy access to local amenities





## Accommodation

Entrance Hall

Hallway

Sitting Room 12' 0" x 11' 4" (3.65m x 3.46m)

Dining Room 15' 0" x 11' 11" (4.58m x 3.63m)

Kitchen 15' 0" x 13' 8" (4.58m x 4.16m)

First Floor Landing

Bedroom 15' 0" x 10' 4" (4.58m x 3.16m)

Bedroom 10' 3" x 9' 6" (3.13m x 2.9m)

Bathroom

Second floor

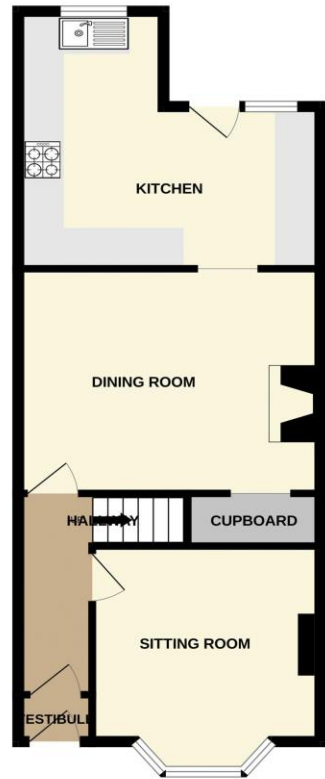
Bedroom 13' 9" x 15' 10" (4.18m x 4.82m)

Ensuite

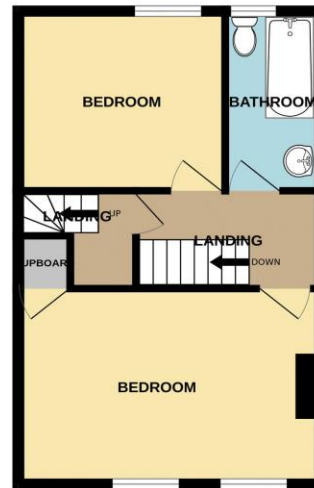
Outside Rear garden and off road parking



GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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