



99, Rockwell Green, Wellington, TA21 9BY

£220,000

GIBBINS RICHARDS 
Making home moves happen

No onward chain/Detached house/New roof

An extremely unique two bedroom detached house, offered to the market in an exceptional cosmetic condition. The accommodation is incredibly spacious, with modern fittings throughout whilst still retaining charm and character. Externally there is a driveway for comfortably two vehicles, along with an attractive and easy maintenance courtyard, which enjoys vast amounts of sunlight throughout the day.

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

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 in the hamlet of Westford which sides on to open countryside. There is a regular bus service to Wellington which is approximately 1 mile away, 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.

Approx 758 sq.ft./70.4 sq.m

No onward chain

Detached two bedroom home

New roof

Excellent cosmetic condition throughout

Modern & contemporary kitchen & bathroom

Retained character & charm

Spacious driveway to front

Accommodation

Entrance Porch

Living Room

Kitchen

21' 4" x 12' 3" (6.50m x 3.73m)

25' 4" x 7' 7" (7.72m x 2.31m)

Fitted with a wide array of attractive wall and base units.

Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom Two

13' 1" x 7' 7" (3.98m x 2.31m)

Family Bathroom

8' 11" x 5' 0" (2.72m x 1.52m)

Fitted with contemporary three piece suite with shower over.

Outside

To the front of the home is a driveway which is comfortably suitable for two vehicles, along with an attractive courtyard garden.

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Notes and Mortgage Costs.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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 £40 + VAT (£48) **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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