



LOCATION: This popular development is set on the edge of Rockwell Green which has a good range of amenities including convenience store, Italian restaurant, post office, Church, primary school and a fish and chip shop. There is a 15 minute walk along a footpath to the local leisure centre and a regular bus service to Wellington town centre which has a large range of both independently run shops and larger national stores to include the well renowned Waitrose. There is also an assortment of educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 9 miles distant. The M5 can be found just outside the town at Junction 26.

DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town and on reaching the traffic lights at Rockwell Green, continue across and take the first turning on the right into the Dobree Park development. Continue through the development and at the first T junction turn left following the road around until the next T junction where you turn left again. Continue along until you turn right onto Lancock Street where after a short distance you will turn left following the road round, where you will find the property ahead of you at the end of the cul de sac.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///directly.pest.replying

Council Tax Band: C

Construction: Traditional cavity construction with a brick outer leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



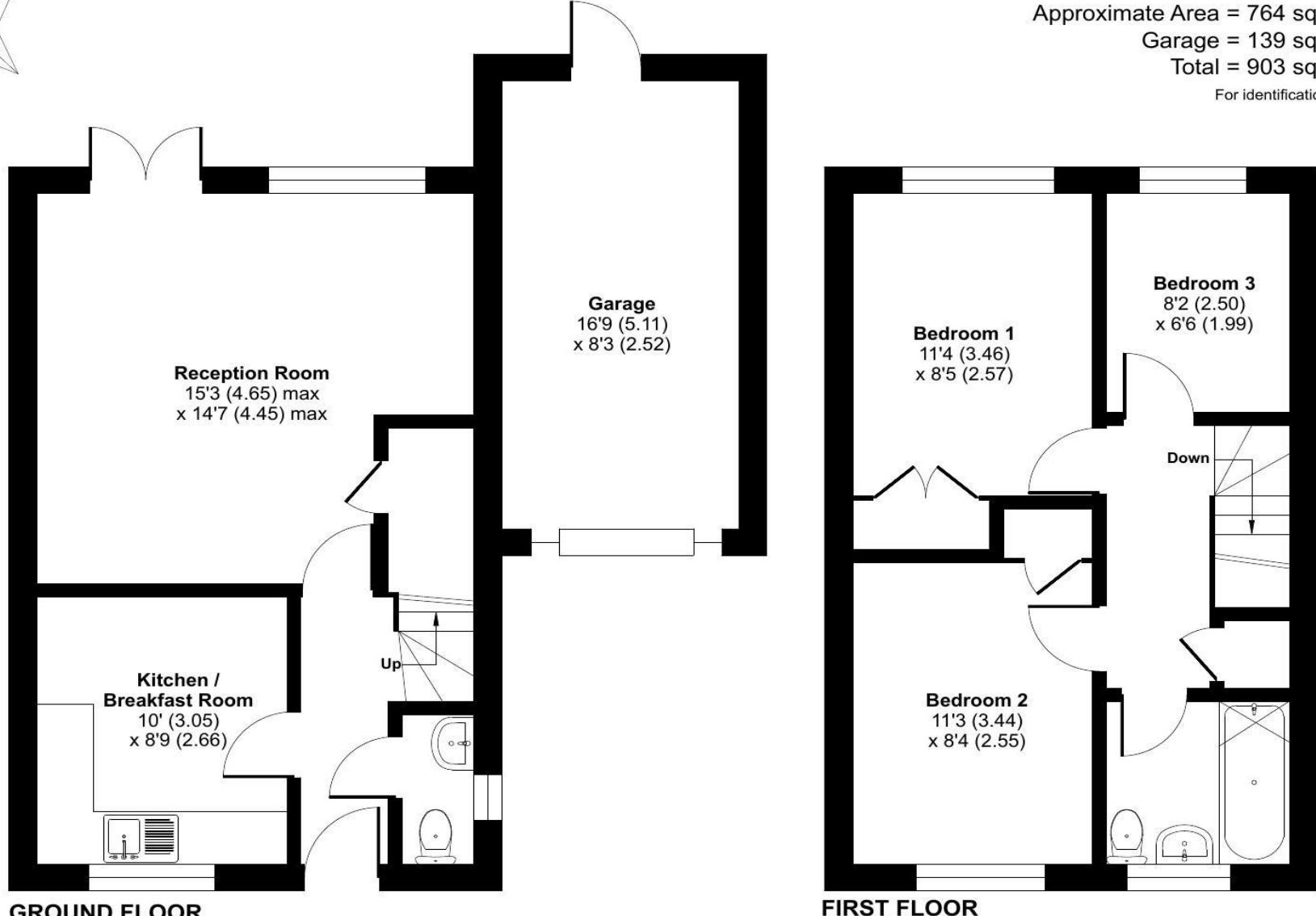
Lancock Street, Rockwell Green, Wellington, TA21

Approximate Area = 764 sq ft / 70.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1375701

Offered to the market with vacant possession and NO ONWARD CHAIN, 41 Hancock Street is ideally located in a cul de sac position within close walking distance of a range of local amenities.

The accommodation comprises in brief; front door opens into the entrance hallway with stairs to the first floor, doors to the principal rooms and downstairs cloakroom.

The kitchen is fitted with a comprehensive range of wall and base units with an integrated oven, gas hob and extractor hood, alongside space for a fridge/freezer, washing machine and a breakfast table. The main reception room is at the rear of the house and has the benefit of an under stairs storage cupboard and French doors into the garden.

To the first floor there are three bedrooms of which two are doubles with built in wardrobes, serviced by the family bathroom.

The property is set back from the road with driveway parking for one vehicle in turn leading to the garage with up and over door and power connected.

A personnel door leads into the rear garden which has been designed with ease of maintenance in mind, predominantly laid to patio with raised borders. and enjoying a good degree of privacy.



- Three bedroom semi detached family home
- End of cul de sac position within close walking distance of amenities
- Garage and driveway
- Low maintenance garden
- NO ONWARD CHAIN