



**LOCATION:** Warren Street is set on a popular development on the edge of Rockwell Green which has a good range of amenities including convenience store, public house, local butchers, a 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. Wellington itself is a popular market town boasting an assortment of both independently run shops and larger national stores to include the well renowned Waitrose whilst also benefitting from a range of educational and leisure facilities a Sport Centre, cinema and The Cleve Hotel & Spa. The landmark Wellington Monument showcases extensive views across the Blackdown Hills which is an Area of Outstanding Natural Beauty. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington

**DIRECTION:** From Wellington town centre proceed through the town in the Exeter direction into Fore Street which becomes Mantle Street. Follow the road out of Wellington for approximately 1 mile. At the traffic lights in Rockwell Green proceed straight over, turning next right into the Dobree Park. Continue down through the development and take the first turning on the right into Warren Street. Continue around taking the next right and the property will be found further along on the right hand side.

#### 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 County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co/horn.indoors.offerings](http://w3w.co/horn.indoors.offerings)

**Council Tax Band:** D

**Construction:** Traditional cavity construction with reconstituted stone outer leaf under a tile 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

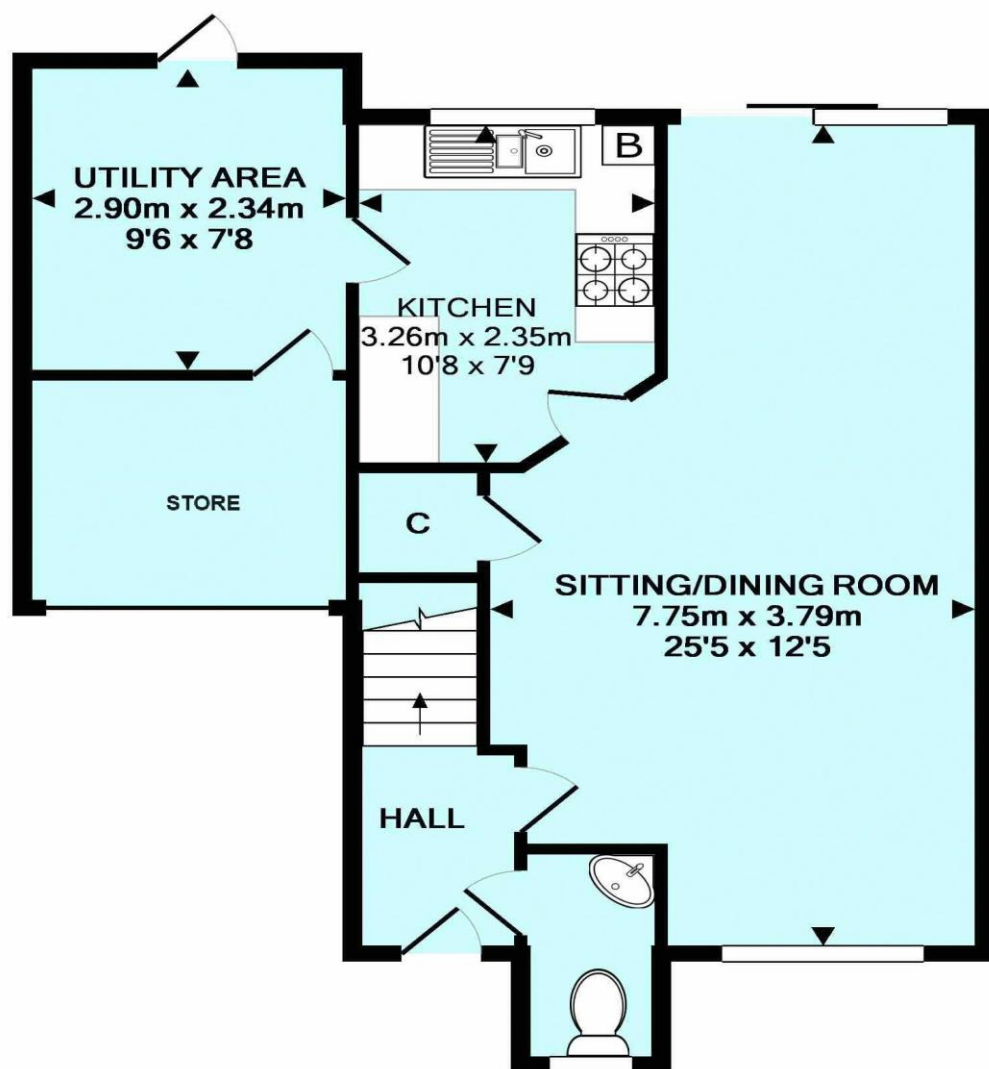
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. 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:

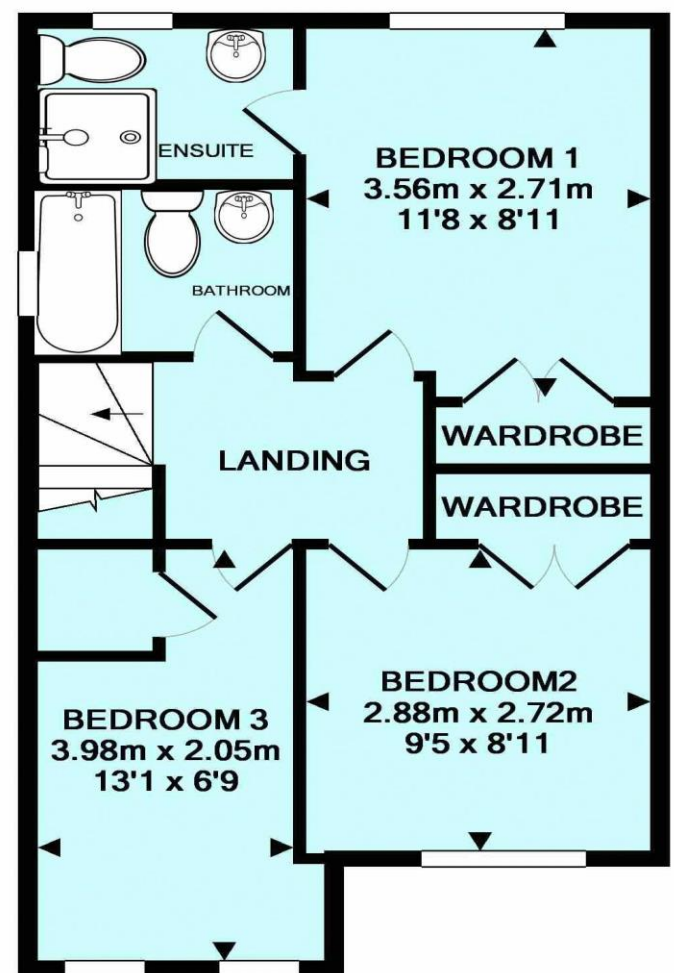
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 50.8 SQ.M.  
(547 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.3 SQ.M. (972 SQ.FT.)  
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This three-bedroom link detached house is situated towards the beginning of a popular residential estate on the outskirts of the village of Rockwell Green offering a generous garden, and driveway parking.

Presented in soft neutral tones throughout the accommodation briefly comprises of a uPVC door leading into a hallway with stairs rising to the first floor. The spacious lounge/diner provides two distinctive areas offering plenty of space for everyday furnishings along with an area set aside for a dining table and chairs with patio doors overlooking the rear garden. The kitchen offers a range of matching wall and base units with tiled splashbacks and contrasting worktops with an inset electric oven, four ring gas hob with extractor over, integrated dishwasher and wall mounted combination boiler.

The attached garage has been cleverly converted into a utility area offering further space for kitchen appliances with a doorway into the front part of the garage which has been retained for additional storage and is also connected with power and lighting. Completing the ground floor is a useful cloakroom.

To the first floor there are three good size bedrooms with the master benefitting from an en-suite, the remaining bedrooms are serviced by the family bathroom. Externally there is a small area of frontage which has been designed with low maintenance in mind and a side pedestrian gate leading through to the cleverly designed landscaped garden enjoying a southerly aspect with an array of mature planting along with an outside tap, power and lighting.

The property sits within a similar mixture of family homes and enjoys a pleasant approach and benefits from gas central heating and uPVC double glazing. Perfectly placed for those choosing to commute with excellent road networks close to hand, this home presents itself as a perfect family home or downsize opportunity.



- Popular residential area
- Neutrally decorated
- Double glazing
- Gas central heating
- Mature established setting
- Linked detached house
- Low maintenance
- Popular design
- Southerly facing garden
- Freshly redecorated throughout

