



**LOCATION:** Greenway Road is set on the edge of Rockwell Green which is a thriving community within easy walking distance of all the local amenities to include local stores, post office, restaurant and fish and chip shop. Just a short distance away is the hamlet of Westford which sides on to open countryside, providing numerous walks and outdoor pursuits.

There is a regular bus service to Wellington which is approximately 1 mile distant with a large range of both independently run shops and larger national stores such as the well renowned Waitrose. The town itself stands between the River Tone and the Blackdown Hills.

**DIRECTIONS:** From our town centre office, proceed in the Exeter direction going straight ahead at the town centre traffic lights and following the road out of town. At the second crossroad traffic lights, turn right into Rockwell Green. Continue straight where Greenway Road will be seen on the left hand side. The house is located at the end of Greenway Road on the left hand side, as indicated by our for Sale board.

#### 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/boating.slows.shadowing](https://www.w3w.co/boating.slows.shadowing)

**Council Tax Band:** B

**Construction:** Traditional cavity construction with a rendered 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.

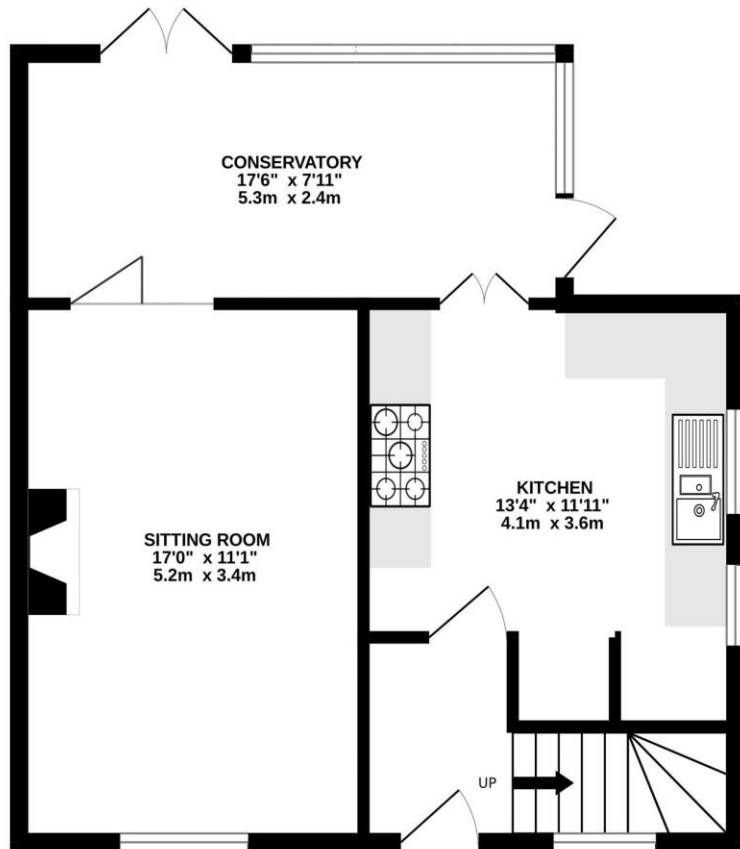
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

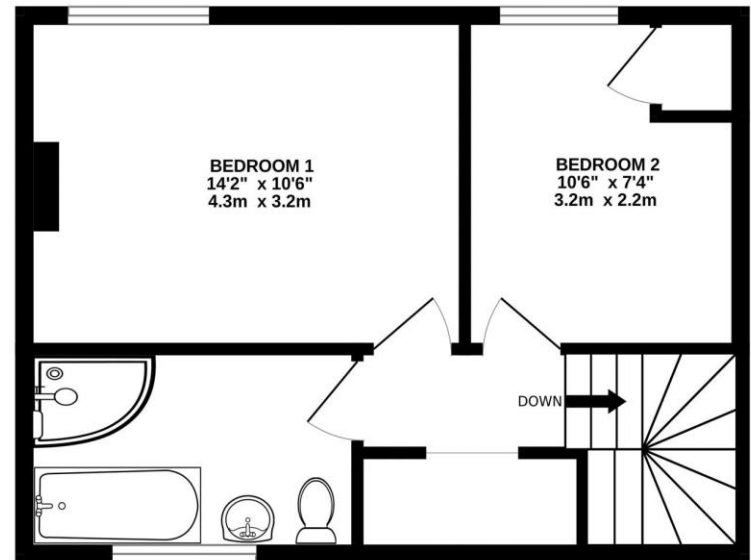
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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28 Greenway Road is a spacious 2 bedroom semi detached family home situated in an elevated position within Greenway Road which is ideally located on the edge of Rockwell Green within close distance to a range of amenities and countryside walks. The property is offered to the market with vacant possession and NO ONWARD CHAIN and is now in need of some general updating.

The accommodation comprises in brief; front door opens into the entrance hall with stairs to the first floor and doors to the principal rooms. The sitting room enjoys a wood burning stove and window to the front elevation with bi-folding doors leading into the conservatory.

The kitchen is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces and space for all appliances. French doors lead into the conservatory which in turn leads out to the rear garden.

To the first floor there are two bedrooms serviced by the family bathroom which is fitted with a four piece modern white suite with a bath and separate walk in shower.

Externally, the property is set back from the road with a small front garden. The rear garden is a generous size and is predominantly laid to lawn with an area of patio adjacent to the house. There is a useful brick built store and pedestrian access to the side and rear. Parking can be found nearby on the road.



- Spacious 2 bedroom semi detached family home
- Generous rear garden laid to lawn
- Wood burning stove
- Gas fired central heating
- Large modern bathroom with bath and separate shower
- NO ONWARD CHAIN

