



LOCATION: Rackfield is steeped in History. These houses were originally built as weavers cottages serving the nearby textile mills. On the Western outskirts of Wellington this peaceful spot is surrounded by countryside views and footpaths to the Blackdowns on your doorstep. A range of local amenities lie within easy walking distance in Rockwell Green to include; Italian restaurant, convenience store, post office, butchers, pub, primary school and churches. A wider range of amenities are found In Wellington (approximately 1 1/2 miles distance) with an assortment of both independently run shops and larger national stores (Waitrose Asda and Lidl). There is a secondary school, further primary schools and nurseries, a cinema, places to eat and 2 medical centres. There are regular bus services to neighbouring towns Tiverton and Taunton, both with mainline railway stations. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our town centre office proceed in the Exeter direction, turning right at the second set of crossroad traffic lights into Rockwell Green. Continue through Rockwell Green over the railway bridge and continue along Payton Lane. Turn left onto Rackfield and then bear left towards the row of terraced cottages where the property can be found on the right.

AGENTS NOTE: To the rear of the property, there is a right of way across which serves this and its neighbouring properties. Whilst the pipework has recently been updated, the boiler is not currently working and will need to be replaced.

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, oil fired central heating, telephone

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

Property Location: w3w.co.uk/window.scrambles.straying

Council Tax Band: B

Construction: Brick construction under a slate roof

Broadband and mobile coverage: We understand that there is good / limited 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.

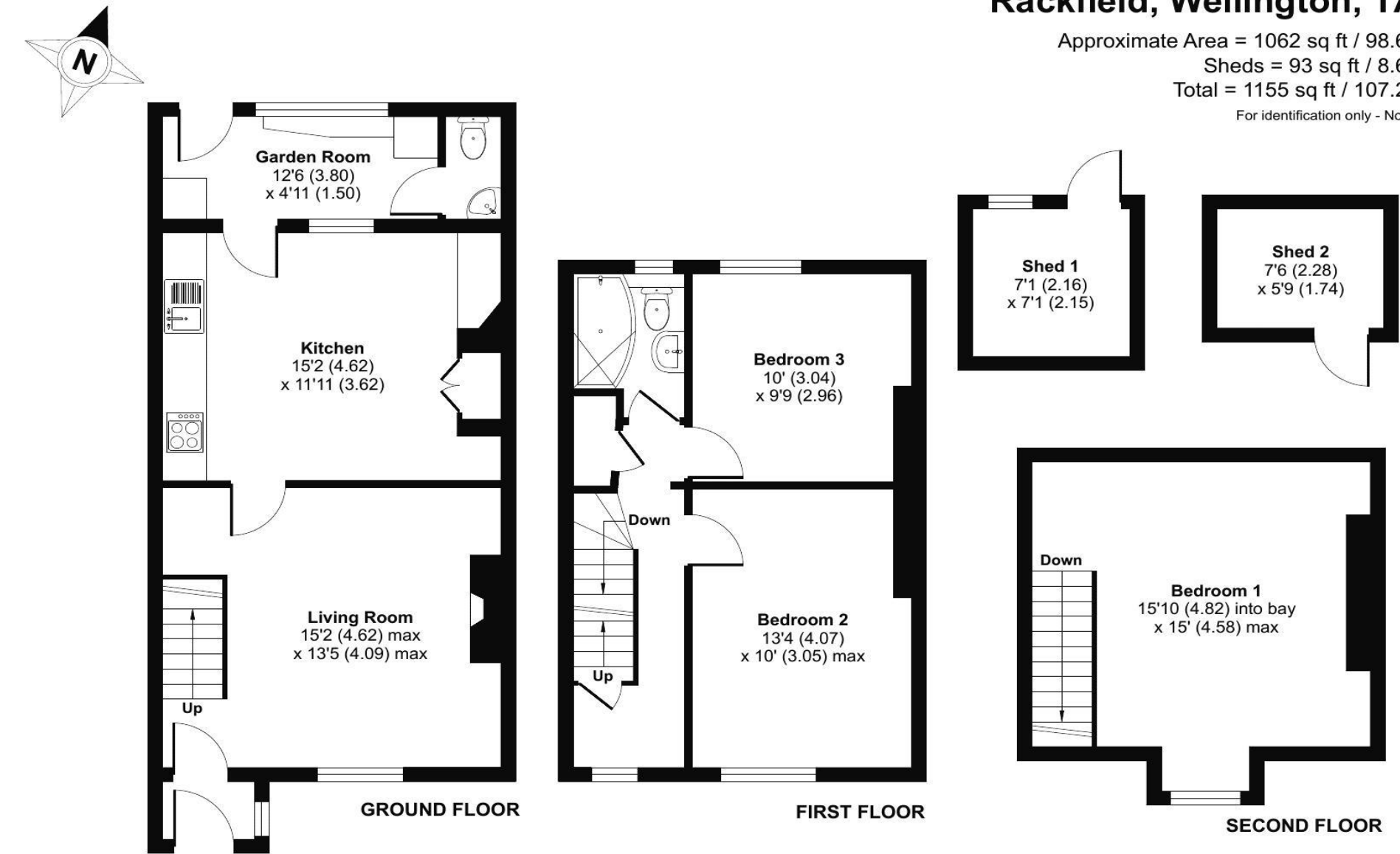
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Rackfield, Wellington, TA21

Approximate Area = 1062 sq ft / 98.6 sq m
Sheds = 93 sq ft / 8.6 sq m
Total = 1155 sq ft / 107.2 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: 1248253

9 Rackfield is a three bedroom Victorian property situated in a peaceful location with incredible countryside views to the front and a large garden at the rear.

The property comprises in brief; a door into a small porch with a further door into the sitting room which features a wood fire, stairs to the first floor and access to the kitchen/dining room. The kitchen/dining room offers base units for storage with tiled splashbacks, stainless steel sink, single oven and space for a fridge/freezer. There is a generous pantry cupboard and room for large dining furniture. A garden room sits at the rear of the property with space for up to four white goods and space to do the laundry. There is also a downstairs toilet here and the door to the rear garden.

The first-floor features two double bedrooms. These have plenty of space to add your own storage with views of the countryside and garden. On this floor there is the family bathroom with electric shower over the bath and airing cupboard on the landing. The hallway here features an original stained glass window.

The second floor features a large double room with a dormer window. The window seat hosts views of open countryside all the way up to Wellington Monument.

Externally, the front of the property has a small area of concrete for parking a small vehicle and the rear garden is fully enclosed with multiple areas of lawn, gravel, patio and an abundance of mature shrubs, trees and flower beds. There are two useful storage sheds.



- Far reaching views to the front
- Quiet location
- Long rear garden
- Three bedrooms
- Character property

