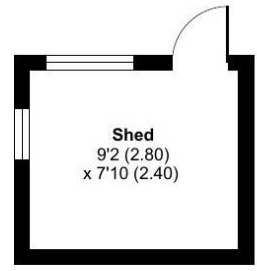




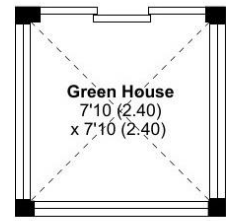
DIRECTIONS: From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue out of the town, on reaching the traffic lights at Rockwell Green turn left into Popes Lane and continue along this road where the property will be seen on the right hand side as indicated by our For Sale board.

Blackdown Road, Rockwell Green, Wellington, TA21

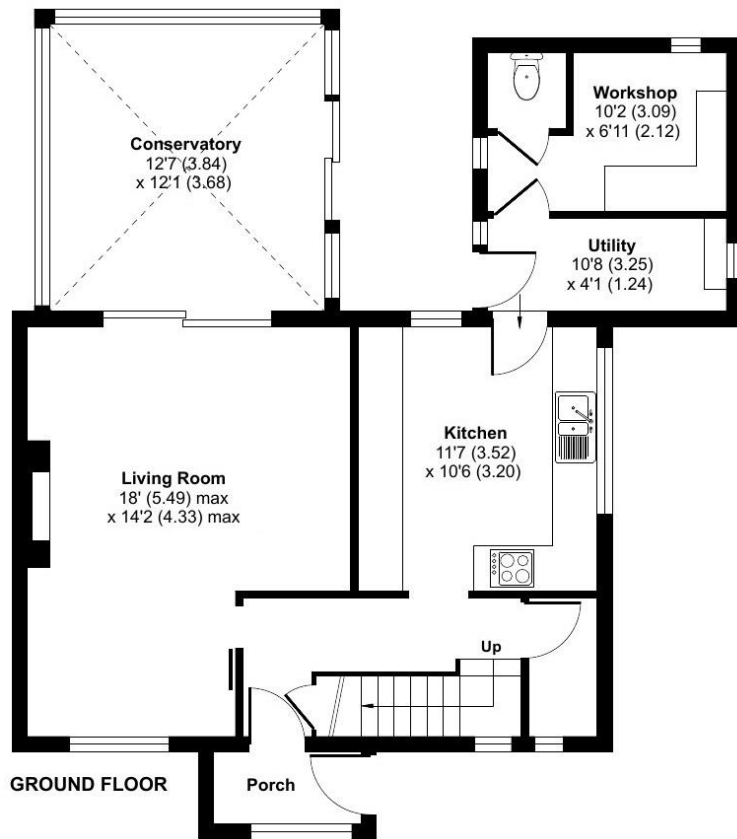
Approximate Area = 1209 sq ft / 112.3 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuildings = 134 sq ft / 12.4 sq m
 Total = 1495 sq ft / 138.8 sq m
 For identification only - Not to scale



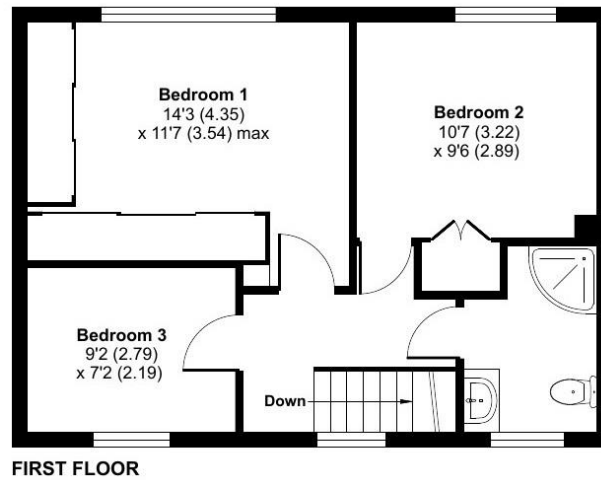
OUTBUILDING 2



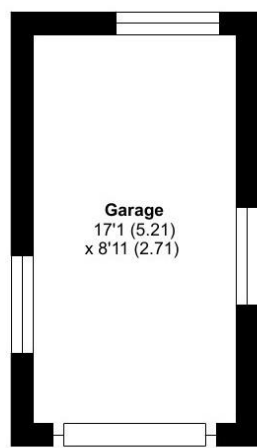
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1167334

Having been owned by the same family since it was newly built over 75 years ago, Wilkie May & Tuckwood are delighted to bring 1 Blackdown Road to the market. The house is sat on a generous, elevated plot offering three bedrooms, a large conservatory and multiple workshops.

The property comprises in brief; a uPVC door into a porch with a further door into the hallway providing access to the principal rooms and stairs to the first floor with a cupboard underneath. The living room benefits from a gas fireplace and looks out to the front garden. Sliding doors lead to the conservatory which in turn provides access to the rear garden. The kitchen offers a range of wall and base units for storage with contrasting worktops, tiled splashbacks and a stainless steel one and a half sink. There are spaces provided for a fridge/freezer, dishwasher and oven along with a breakfast bar and a door into the utility room housing two white goods. The utility room leads to the garden and has the added benefit of a workshop with a w/c which could be renovated to an office.

The first floor has three bedrooms with plenty of fitted wardrobes in bedroom one and these rooms are served by the tiled family shower room with a white suite, vanity sink and heated towel rail.

Externally, the property is set back from the road and offers a gravel area with mature shrubs and flower beds along with driveway parking leading to a single garage. The rear garden is laid to lawn and patio, has mature shrub borders and a pond. There is a greenhouse and separate shed and a view of the Church and Rockwell Green Water Tower.



- Large, elevated plot
- Three bedroom semi detached property
- Garage and workshops
- Spacious conservatory
- Driveway parking