



AGENT NOTE: Please note that plans have been submitted for a housing development on the fields at Popes Lane.

LOCATION: Blackdown Road sits on the outskirts of Wellington on the edge of Rockwell Green, with a good range of amenities to include convenience store, public house, Italian restaurant, post office, Church, primary school and a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores such as the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities to include a Sports Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 8 miles distant and the M5 can be accessed 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, 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.

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.uk/plums.gentle.large

Council Tax Band: B

Construction: Brick and block 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: 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.

Blackdown Road, Rockwell Green, Wellington, TA21

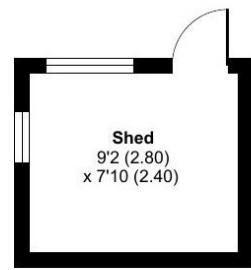
Approximate Area = 1209 sq ft / 112.3 sq m

Garage = 152 sq ft / 14.1 sq m

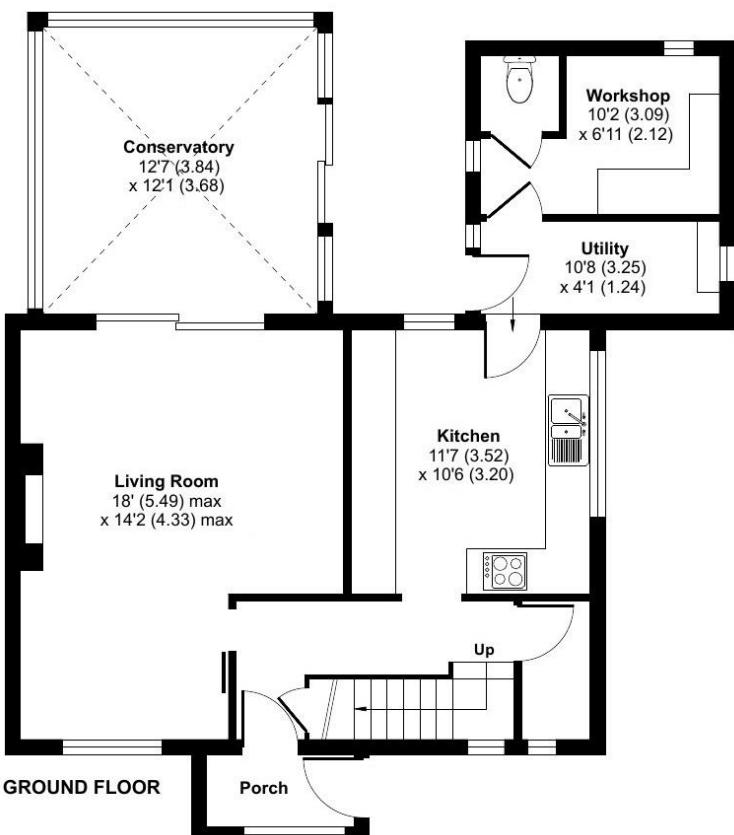
Outbuildings = 134 sq ft / 12.4 sq m

Total = 1495 sq ft / 138.8 sq m

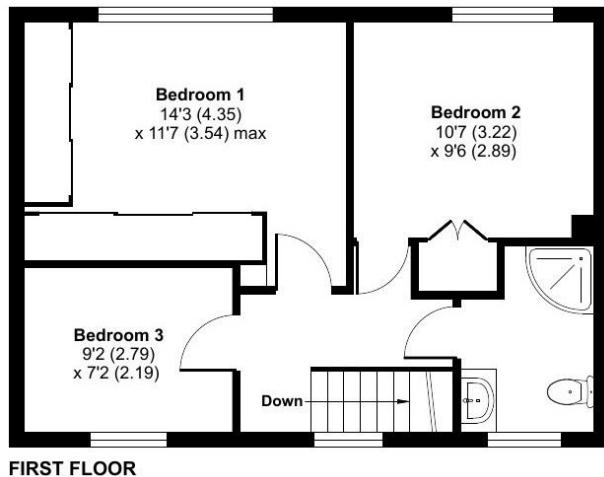
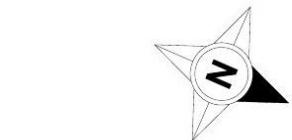
For identification only - Not to scale



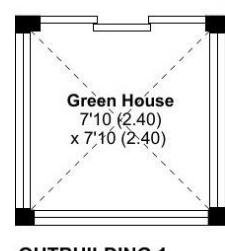
OUTBUILDING 2



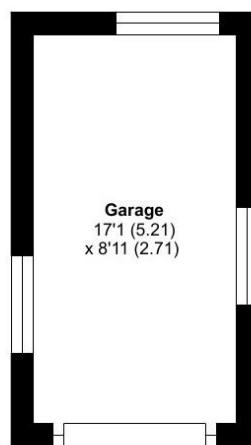
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



Garage

 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 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 boarders 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

