



GIBBINS RICHARDS  
Making home moves happen

12 Lancock Street, Rockwell Green, Wellington TA21 9RS  
£239,000

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**No onward chain/ Cul de sac/ Semi-detached**

A well-presented semi-detached house offered with no onward chain, ideal for first-time buyers, downsizers, or investors. The property features a spacious sitting room/dining room that leads through to a bright conservatory, creating a versatile living space. There is also a useful ground floor cloakroom. Upstairs offers two well-proportioned bedrooms, both benefiting from ample storage and fitted wardrobes, along with a family bathroom. Outside, the home enjoys a low-maintenance front garden, a driveway providing off-road parking and a single garage. The enclosed rear garden is designed for easy upkeep, with decking and gravel areas ideal for relaxing or entertaining.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Lancock Street is situated within a popular and established residential area on the outskirts of Wellington. The property is conveniently located for local amenities including shops, schools and leisure services, all within easy reach. Wellington town centre offers a range of independent retailers, supermarkets, cafés, and restaurants, while the nearby A38 and Junction 26 of the M5 provide excellent transport links to Taunton, Exeter and beyond. The area also benefits from access to countryside walks and the scenic Blackdown Hills, making it ideal for those who enjoy outdoor pursuits while remaining well connected.

Approx. 781 sq.m./ 72.6 sq.m.

No onward chain

Semi detached house

Two well-proportioned bedrooms

Driveway and garage

Low maintenance front and rear gardens

Cul de sac position

Conservatory

Ample storage throughout





## Accommodation

Hallway

Kitchen 9' 0" x 5' 8" (2.75m x 1.72m)

Cloakroom

Sitting/ Dining Room 15' 6" x 11' 9" (4.72m x 3.58m)

Conservatory 10' 2" x 6' 4" (3.10m x 1.94m)

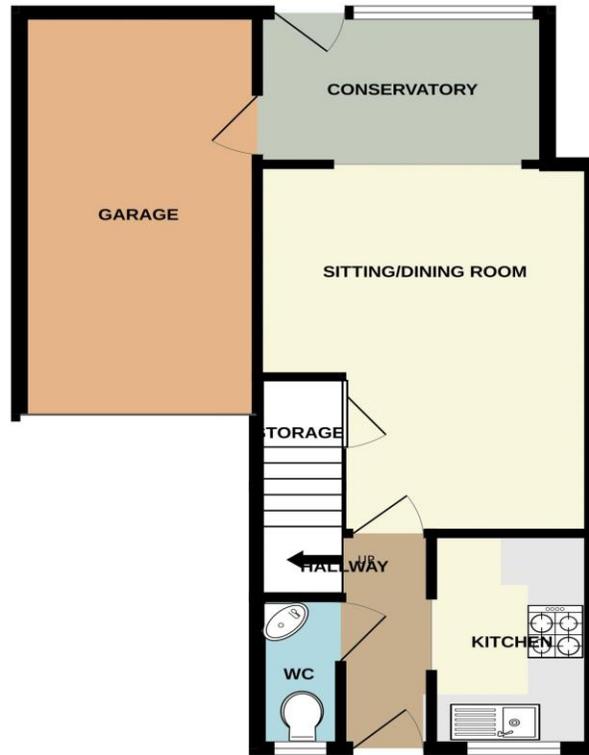
Bedroom 10' 10" x 9' 9" (3.29m x 2.96m)

Bedroom 9' 9" x 8' 11" (2.96m x 2.72m)

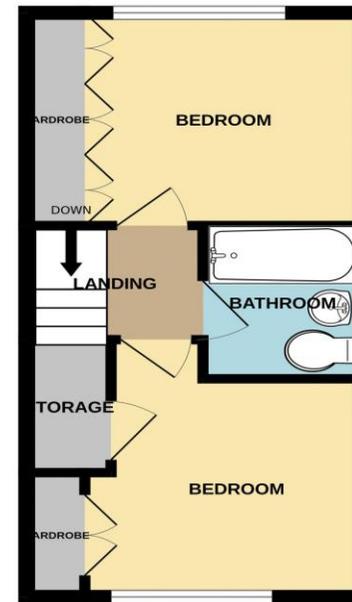
Outside Driveway, single garage, front and rear gardens



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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