

# 16 Ditchford Cottages

£240,000

Hilly Head, Rockwell Green, Wellington, Somerset, TA21 9BS

WILKIE MAY & TUCKWOOD



16 Ditchford Cottages Hilly Head,  
Rockwell Green  
Wellington | Somerset | TA21 9BS  
Price: £240,000

## GENERAL REMARKS AND STIPULATION

**Tenure:** Freehold

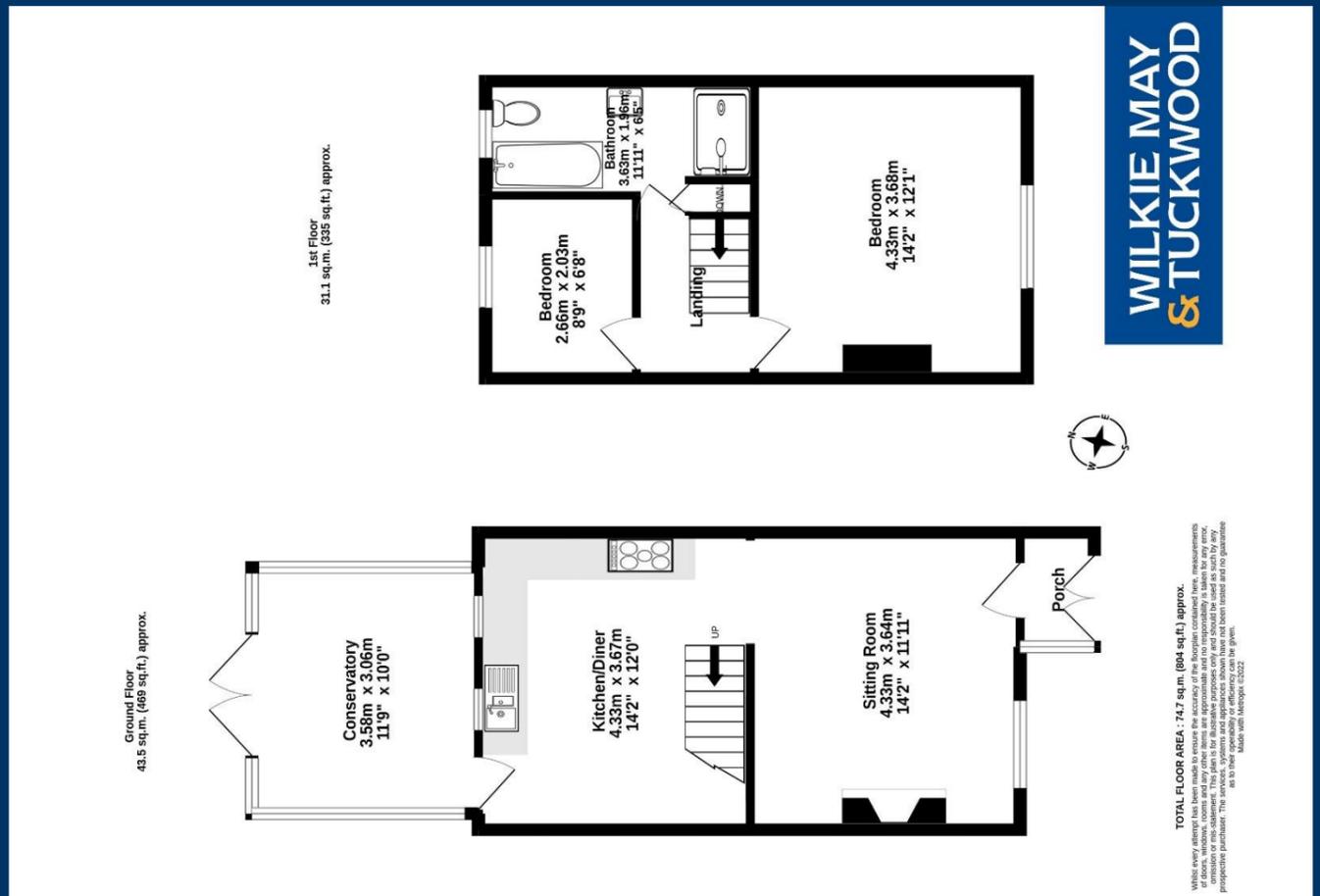
The property is offered for sale Freehold, by private treaty with vacant possession on completion

### Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone

**Council Tax:** B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Tel: 01823 667799  
29 High Street, Wellington, Somerset TA21 8QT

WILKIE MAY & TUCKWOOD



**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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

**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.

**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.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** 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.



**16 Ditchford Cottages** is a delightful two bedroom terraced house situated in a tucked away position yet within easy reach of local amenities and a short distance from Wellington town centre. The property enjoys a host of character features, gardens to the front and rear and is warmed by gas fired central heating.

The accommodation is arranged over two floors and briefly comprises a front porch opening into sitting room enjoying under floor heating where immediately you will notice the charm and character of the property with its feature wood burner and deep window sill.

To the rear of the house is an open plan kitchen/dining room which is fitted with a range of units with space for all kitchen appliances and a family size dining table and chairs. A stable door opens to a recently added garden room providing additional living space with French doors to the garden.

To the first floor there is a large double bedroom and a single serviced by the family bathroom which is fitted with a four piece white suite comprising both bath and double shower.

Outside, the property is approached via a shared path along the front of the terrace. The front garden has been designed with ease of maintenance in mind and boasts an array of fruit trees including apple, plum, apricot and nectarine alongside a fire pit. The main garden lies to the rear and is laid to artificial lawn with flower and shrub borders, a wooden storage shed and further storage to the end accessed via a right of way behind the terrace.

**LOCATION:** Given the tucked away position Ditchford Cottages enjoys a quiet spot, yet still in the hub of Rockwell Green which is a short drive to glorious countryside with a variety of outdoor pursuits literally on the doorstep, to include numerous popular walks.

The village of Rockwell Green provides a host of local amenities with a thriving community spirit and ideal for the local school with a good Ofsted rating. Wellington provides a large range of independently run shops and larger national stores such as Waitrose, other facilities include a sport centre with swimming pool, various sporting clubs and even its own cinema.

The M5 motorway can be accessed just outside the town at J26 or J27, with the County Town of Taunton within 9 miles, along with the main line rail link to London Paddington.

**DIRECTIONS:** From the town centre, proceed in the Exeter direction, passing the cinema and petrol station on the left-hand side. As you head up the hill take the next left just before the signpost indicating Rockwell Green (this is a one way lane).

Continue down this lane passing the cemetery and after a short distance, you will find number 16 Ditchford Cottages on the left-hand side as indicated by our for sale board.

