



**LOCATION:** Andrew Allan Road forms part of a smart and popular development in Rockwell Green on the outskirts of Wellington, 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, taking the first left into Andrew Allan Road. Turn immediately right where the property will be seen ahead of you 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, solar panels (leased), telephone

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

**Property Location:** [w3w.co///monkeys.comic.slimming](http://w3w.co///monkeys.comic.slimming)

**Council Tax Band:** D

**Construction:** Standard cavity construction with a brick and render 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. Photographs taken and details prepared November 2022. 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.

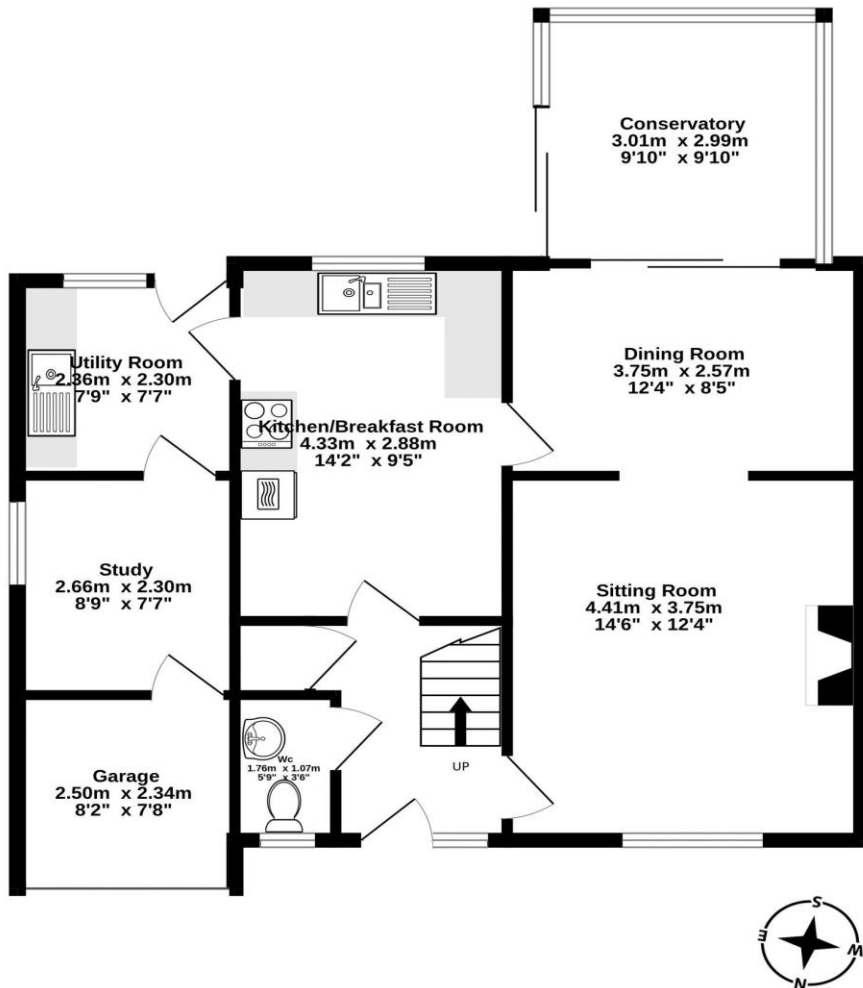
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

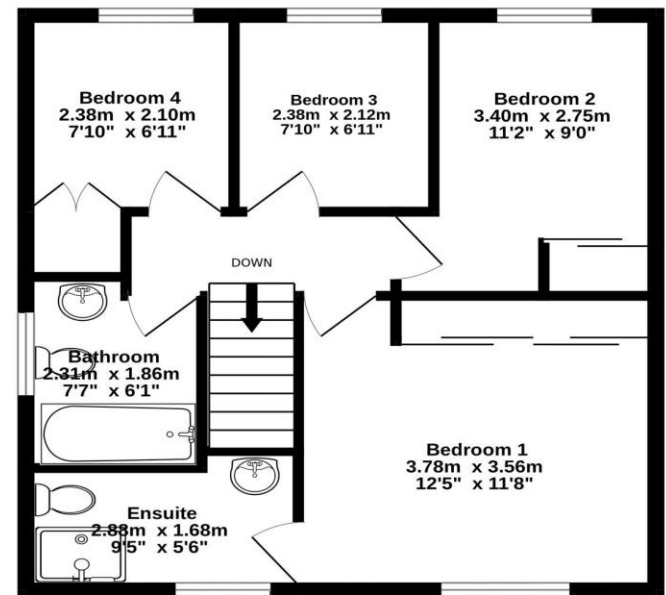
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



**Ground Floor**  
71.6 sq.m. (771 sq.ft.) approx.



**1st Floor**  
46.3 sq.m. (499 sq.ft.) approx.



**TOTAL FLOOR AREA : 117.9 sq.m. (1270 sq.ft.) 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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16 Andrew Allen Road is a spacious four bedroom detached family home situated in a fabulous plot position backing onto countryside with views towards the Blackdown Hills and the Wellington monument. The property is offered to the market with vacant possession and NO ONWARD CHAIN and a viewing comes highly recommended.

The accommodation briefly comprises; uPVC front door opens into the entrance hallway with a useful built-in storage cupboard, a cloakroom, stairs to the first floor and doors to the principal rooms. The sitting room is a generous size with a feature electric fire and ample space for furnishings with a bay window to the front elevation and opening straight through to the dining room which in turn leads to the kitchen and the conservatory, enjoying fabulous views to the rear.

The kitchen itself is fitted with a comprehensive range of wall and base units with complementary work surfaces and an integrated double oven and hob with space for a fridge freezer and dishwasher. The adjoining utility room benefits from an additional sink, further storage cupboards and space and plumbing for a washing machine and tumble dryer. A door opens to the rear garden and a further door leads through to the home office which in turn leads to the front of the original garage which has been retained as a storage space.

To the first floor there are two double and two good single bedrooms, three of which benefit from views to the rear. The master has a range of built-in wardrobes and an en-suite shower room whilst the remaining bedrooms are serviced by the family bathroom which is fitted with a three-piece suite with a shower over the bath. The landing provides access to the airing cupboard which houses the combination gas boiler and also access to the loft space.

Externally, the property is set back from the road with driveway parking to the front leading to the original garage which has now been converted to a home office with the front retained as a storage space. There is potential to create further off road parking if required. The main garden lies to the rear and is predominantly laid to lawn with two areas of patio and a range of mature flower and shrub borders. The garden backs directly onto adjacent farmland with stunning views and enjoying a good degree of privacy.



- Spacious 4 bedroom detached house
- Open views across farmland and towards Wellington Monument to the rear
- Home office
- Utility room
- Solar panels

