



LOCATION: Rockwell Green is 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 so straight ahead, after 100 yards on the left hand side, just before The Golden Hill Country Store there is a small private drive leading to the property 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//chefs.smoker.torso

Council Tax Band: E

Construction: Traditional cavity construction with a brick 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: very 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>

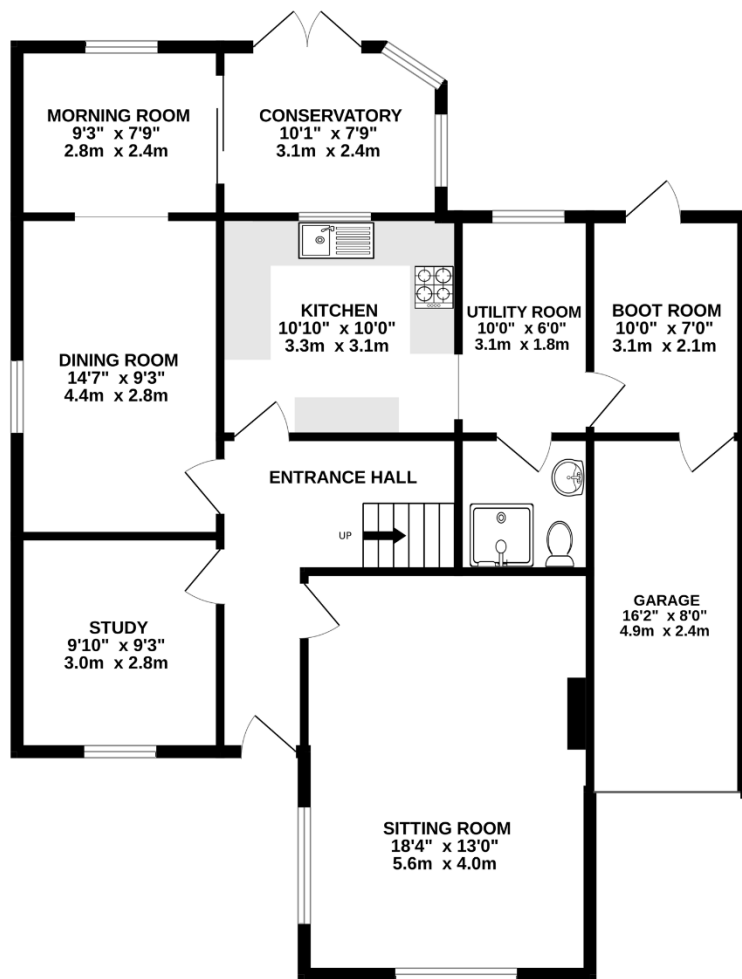
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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:

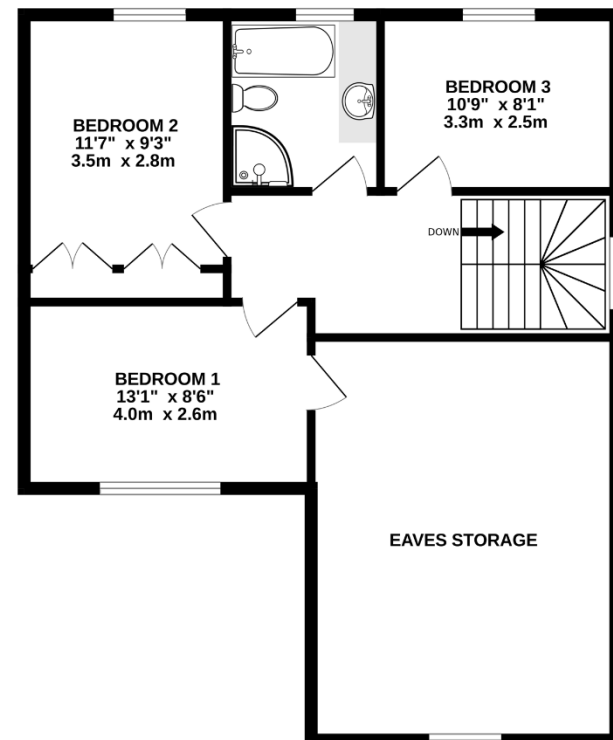
‘8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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Bryher is a flexible and spacious three double bedroom detached chalet bungalow sitting on an elevated plot offering close access to road and rail networks for those choosing to commute with ample parking leading to an attached single garage.

The accommodation briefly comprises a generous and light entrance hallway leading to all principal rooms. The main sitting room enjoys views over the front aspect via the large picture windows and is further enhanced by a gas fire with surround creating a real focal point to the room. The dining room is a wonderful entertaining area and offers plenty of space for everyday dining furniture, an archway leads into a morning room which offers French doors leading into the conservatory which is a lovely addition to the home and has been cleverly designed and positioned to maximise the views over the rear garden. The remaining reception room is currently used as a study and overlooks the front but would also double up as a bedroom if required.

To the rear, the kitchen offers a range of matching wall and base units with contrasting worktops and tiled splashbacks and provides plenty of space for all kitchen appliances whilst the adjoining utility room also offers matching wall and base units with further space for white goods and has a Belfast sink. Completing the ground floor is a useful fully tiled shower room and an additional boot room which offers rear access to the garden. There is also access to the attached single garage which is connected to power and water and provides plenty of eaves storage and shelving and an up and over door.

To the first floor there are three double bedrooms with a spacious fully tiled family bathroom offering a three-piece white suite with corner shower cubicle.

Externally, the property is approached by a generous driveway and enjoys a generous area of frontage which is predominately laid to lawn with an array of mature planting and an established pond, there is driveway parking for numerous vehicles with side gated access to the rear garden. Warmed by gas central heating and benefitting from uPVC double glazing the property offers an excellent family home or downsize opportunity.



- Flexible and generous accommodation
- Ample driveway parking
- Four reception rooms, three bedrooms
- Mature landscaped gardens
- Neutrally decorated throughout
- Gas central heating
- Elevated plot

