



SITUATION:

Westford is a small hamlet on the Western outskirts of Wellington siding onto some lovely countryside with a variety of outdoor pursuits available with various walks literally on your doorstep. A range of local amenities lie within easy walking distance in Rockwell Green to include 2 shops, post office, butchers, public inn, local junior school and churches with a wider range of amenities to be found in Wellington approximately 1 1/2 miles distant with an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington

DIRECTIONS:

From our Wellington office proceed in the Exeter direction and continue for approximately 1 mile. Turn right at the traffic lights in Rockwell Green and continue through passing the local convenience store on the right hand side and as you cross the railway bridge turn immediately right and after 50 yards turn right into Burchills Close where the property can be found on the left 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.

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

Property Location: w3w.co//Pampered.those.proposals

Council Tax Band: B

Construction: Traditional cavity construction with brick and block with external render under a tiled roof

Broadband and mobile coverage: We understand that there is good / limited 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. 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.

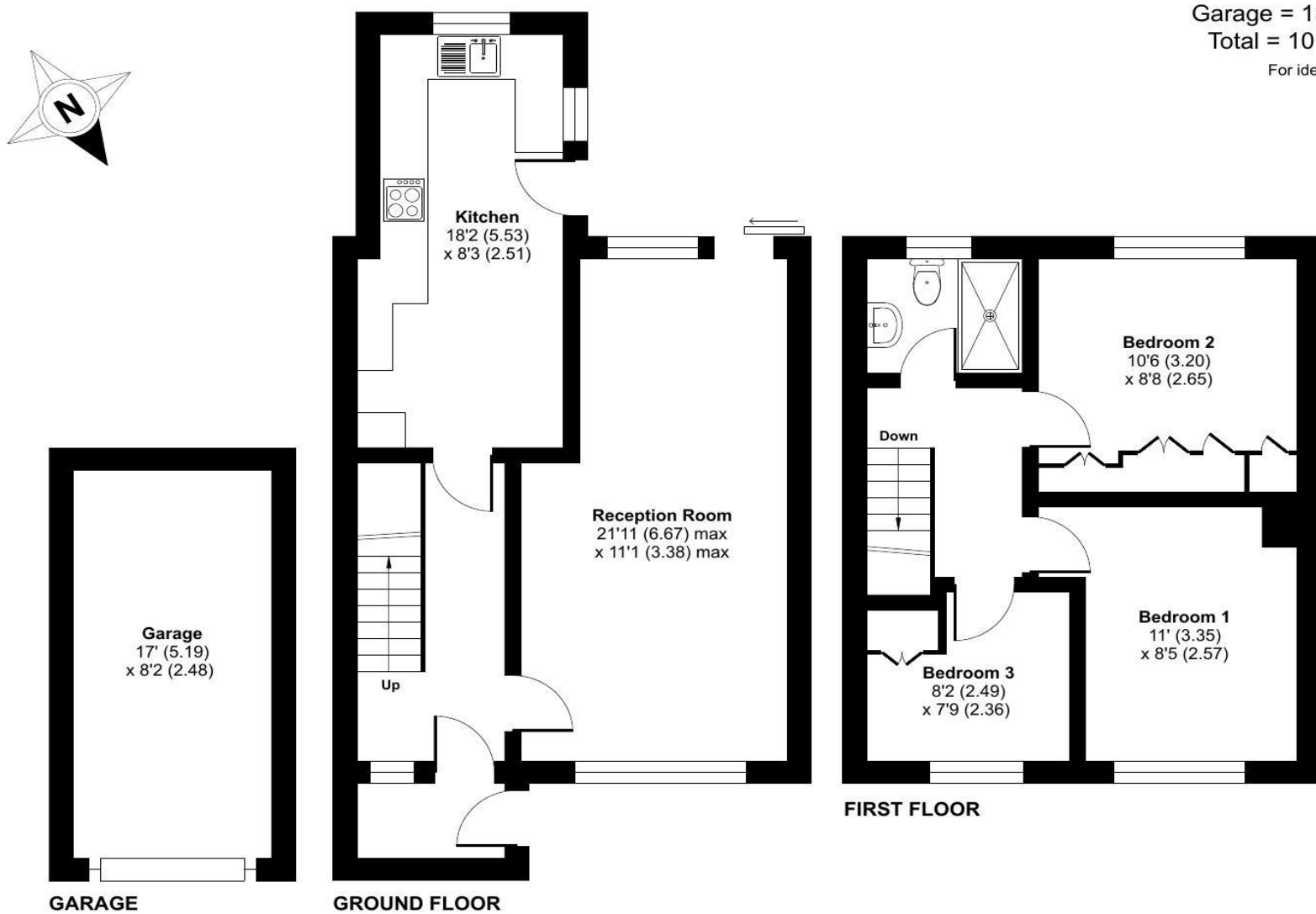
Burchills Close, Lower Westford, Wellington, TA21

Approximate Area = 878 sq ft / 81.5 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1017 sq ft / 94.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1283863

Offered to the market with **NO ONWARD CHAIN** and presented in excellent condition throughout, this three-bedroom mid terrace house benefits from a garage, owned solar panels along with many recent improvements and is nicely positioned on a small cul de sac of seven other similar properties.

The accommodation on offer briefly comprises a useful entrance porch, perfect for storing coats and shoes, with a door leading directly into the hallway along with stairs rising to the first floor. The main dual aspect lounge/dining room is light and airy and features a contemporary fireplace giving a real focal point to the room whilst French doors open out directly into the rear garden. The 18ft kitchen/dining room offers a comprehensive range of matching wall and base units with tiled splashbacks and contrasting worktops along with ample space for everyday kitchen appliances. Furthermore, a large kitchen window allows for plenty of natural light to flood the room and is cleverly positioned to enjoy views over the rear garden.

To the first floor there are three bedrooms; two of which are good sized doubles. All bedrooms are served by a fully tiled modern family shower room including a double walk-in shower complete, a useful vanity unit and warmed by a heated towel rail.

Externally, the property enjoys a pleasant approach and sits within a cul de sac of seven similar properties and has the added benefit from a single garage in a block directly opposite the property. The house is approached via a fully enclosed front garden laid to gravel with low maintenance in mind whilst the rear garden is level, fully enclosed and enjoys a private area set aside for a patio, perfect for entertaining in the warmer months. The garden also offers rear gated access, new fences and a new useful storage shed. Warmed by gas central heating and offering new uPVC windows this home is nicely tucked away and has the added benefit from having owned solar panels producing approximately 2,800 – 3,000 kWh annually.



- **NO ONWARD CHAIN**
- **Garage**
- **Good condition throughout**
- **Many recent improvements**
- **Owned solar panels**
- **Three bedrooms**
- **Small cul de sac position**