



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. The property can then be found on the right 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, telephone

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

Property Location: w3w.co.uk//chiefs.roadshow.wiggles

Council Tax Band: D

Construction: Traditional cavity construction with a part render outer skin under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 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.

Andrew Allan Road, Rockwell Green, Wellington, TA21

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 1367 sq ft / 127 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). © nitchcom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1302176

34 Andrew Allan Road is a well presented four bedroom detached property with a single garage and south facing rear garden.

The property comprises in brief; a hallway leading to the sitting room and kitchen along with stairs leading to the first floor with a useful cupboard underneath. The sitting room sits at the front of the property and features a fireplace along with a door to the dining room offering French doors to the rear garden. There is access to the kitchen/breakfast room with plenty of wall and base units for storage with tiled splashbacks, a stainless steel sink, eye level single oven and a four ring gas hob with extractor above. There is a space for a fridge/freezer and dining furniture and a door leads to the utility room and w/c. There is also a door to the rear garden.

Upstairs, there are four bedrooms with the master offering an ensuite shower room whilst the remaining rooms are served by the family shower room with a large walk in shower.

Externally, the front of the property has a pretty lawn area with flower beds, driveway parking and a single garage with an up and over door. The rear garden is fully enclosed, predominately laid to lawn with plenty of flower beds, a patio area for seating and a generous summer house.

This home is now in need of some slight improvements allowing an incoming buyer to make their own changes.



- **NO ONWARD CHAIN**
- **Four bedroom detached property**
- **Generous master with ensuite**
- **South facing rear garden**
- **Garage and driveway parking**
- **Popular residential estate**