



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.

AGENTS NOTE: This property has a shared driveway with the neighbouring property.

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 Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.cokicks.wasps.garages

Council Tax Band: D

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: 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.

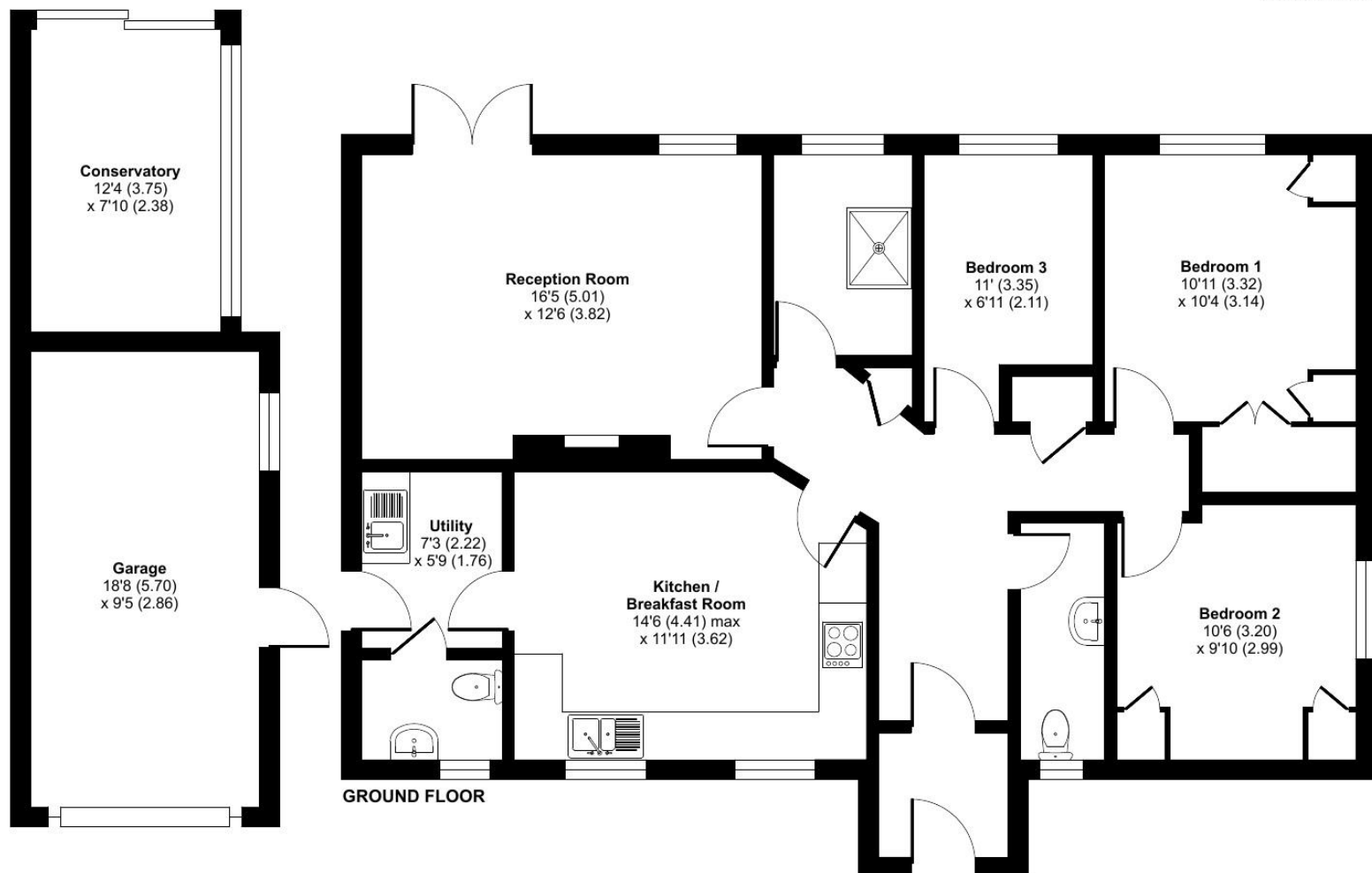
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'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.

Windermere, Spy Post, Rockwell Green, Wellington, TA21

Approximate Area = 1036 sq ft / 96.2 sq m
 Garage = 175 sq ft / 16.2 sq m
 Outbuilding = 97 sq ft / 9 sq m
 Total = 1308 sq ft / 121.4 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). © n̄cheom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1348275

Windermere is a generous three bedroom detached bungalow in a tucked away position benefiting from uPVC double glazing and gas central heating. Offered to the market with vacant possession and **NO ONWARD CHAIN**.

The accommodation on offer briefly comprises a useful porch leading into a generous hallway giving access to all main rooms. The spacious kitchen offers a comprehensive range of matching wall and base units with tiled splashbacks and ample room for all kitchen appliances along with space for a small table and chairs. The adjoining utility room provides additional space for further white goods and storage.

The lounge is situated to the rear and enjoys ample space for everyday furnishings along with a central fireplace and French doors opening directly out into the garden.

The sleeping accommodation provides three bedrooms along with a family wet room and completing the internal accommodation are two useful cloakrooms.

Outside there is a parking space to the front of the garage with is attached and connected to power, a gravelled area to the front of the property provides further parking if required. Side gated access leads to a fully enclosed rear level garden predominately laid to lawn with a few carefully chosen mature trees providing a high degree of privacy. Furthermore, there is a useful shed and attached to the rear of the garage is a conservatory which could be used for a multitude of purposes.



- **NO ONWARD CHAIN**
- **Tucked away location**
- **Private, level garden**
- **Close to regularly used bus stop**
- **Three bedrooms**
- **Garage and parking**

