



55 Gillards Close, Rockwell Green, TA21 9DX
Offers in the region of £190,000



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- No Onward Chain
- Semi Detached
- Kitchen
- Garden
- Two Allocated Parking Spaces
- Two Bedrooms
- Livingroom
- Bathroom
- Side Access



This two-bed semi-detached property is located in Rockwell Green on the outskirts of Wellington. It comprises a front room, kitchen, two double bedrooms, a family bathroom and a low-maintenance garden. The property is located with excellent access to the A38 and M5. Rockwell Green provides excellent local amenities with further services available in nearby Wellington and Taunton, Exeter is also easily accessible via the M5.

Walk Through

Located at the end of a cul-de-sac, adjacent to the property's allocated parking, this two-bed semi-detached property is ideal for an investor or first time buyers. Inside, the front door opens into a welcoming front room that leads directly through to the kitchen and rear garden beyond, whilst stairs lead up from the front room to the first floor bedrooms and family bathroom.

The front room itself is a good-size reception room that offers plenty of room for both a coffee table and chairs and a four-seater sofa facing a TV under the stairs with further space for additional furniture. There

is a built-in storage cupboard under the stairs.

The kitchen has an electric oven and hob with extractor, high and low units, floating shelving, worksurfaces and a sink that looks out over the garden. There is space, plumbing and electrics for washing machine, drier and a freestanding fridge-freezer. To the rear a door opens to the back garden.

Upstairs, a landing connects the two bedrooms to the family bathroom. The principal bedroom is a good-sized double room with fitted wardrobes and an additional storage cupboard. The second bedroom is also a double room with windows that overlook the

garden. The family bathroom includes bath with over-bath shower and shower screen, basin and W/C.

Outside there is a low maintenance, fenced back garden of astroturf with some mature shrubs. There is a near-house paved area, and a rear patio both offering opportunities for outside seating. Side-access to the property opens directly to the parking area where two private parking spaces are allocated to the property.

Situation

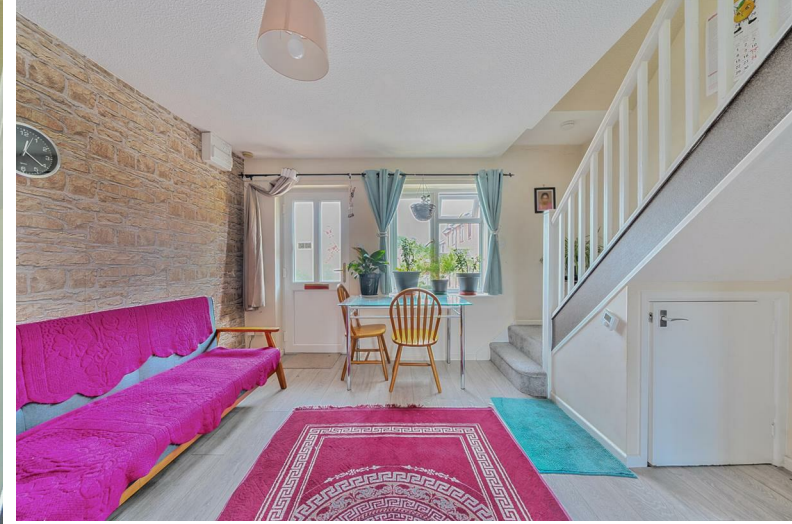
Rockwell Green is a village just to the West of Wellington on the Somerset side of the Devon-Somerset border in an area overlooked by the



Blackdown hills. Rockwell Green benefits from a great range of local services including an Ofsted Good rated primary school, post office, premier general store and a butchers. It has a great local pub (the Barley Mow) and an excellent Italian restaurant (the Villa Verde) rated 4.7 and 4.85 on tripadvisor respectively. Nearby Wellington (1.5 miles) provides further amenities including Waitrose and a range of independent shops, cafes, tea rooms, restaurants, pubs, a sports centre and swimming pool – it even has its own vintage, single-screen art-deco cinema: “the Wellesley”. Taunton, somerset’s county town is only 7.6 miles away for further services and, with speedy connections to the M5, Exeter (25 miles) is also within easy reach. A regular bus from Rockwell Green links it to Wellington and Taunton. Taunton train station

provides main line access to London Paddington, the Midlands and North of England as well as to Exeter and the West. Bristol, and Bristol International Airport are easily accessed via the M5 (c. 50 and 43 miles).

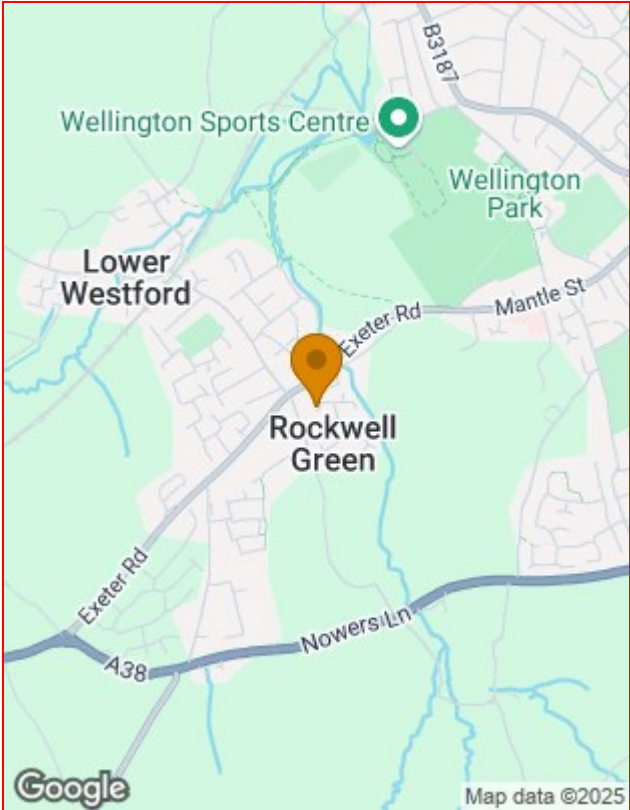




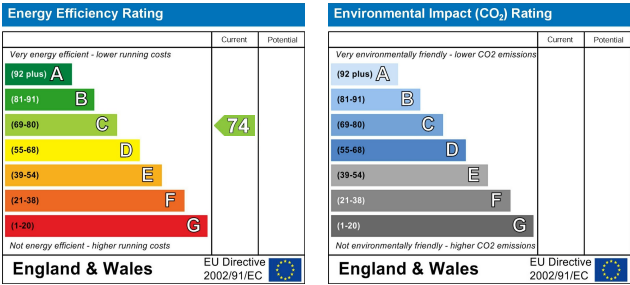
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.