



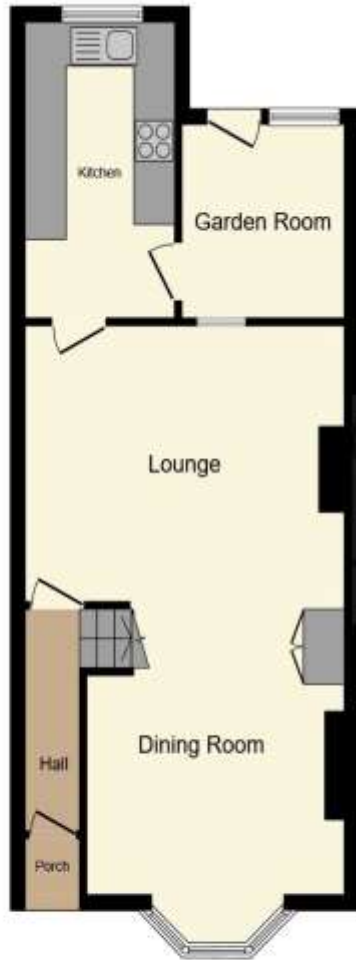
Rockwell Green, Wellington TA21 9BU

welcome to

Rockwell Green, Wellington

Fox & Son's Taunton are delighted to present this three bedroom character home in the town of Wellington. The property offers a spacious living area across three floors, and a beautifully landscaped rear garden. Please call now to book in a viewing!





Ground Floor



First Floor



Second Floor

Entrance Hall

Lounge

13' Max x 11' 11" Max (3.96m Max x 3.63m Max)

Dining Room

11' 3" Max x 10' 4" Max (3.43m Max x 3.15m Max)

Kitchen

11' 5" x 7' 6" (3.48m x 2.29m)

Sun Room

9' 3" x 3' 8" (2.82m x 1.12m)

First Floor Landing

Bedroom One

12' 5" Max x 10' 1" Max (3.78m Max x 3.07m Max)

Bedroom Two

16' Max x 11' 4" Max (4.88m Max x 3.45m Max)

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

Bathroom

Rear Garden

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rockwell Green, Rockwell Green Wellington

- Large Rear Garden with Off road Parking
- Council Tax Band B
- Character Features throughout
- Desirable Location
- Far Reaching Rooftop Views

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU108157



Property Ref:
TAU108157 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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