



FOR SALE

Guide Price £430,000

Ropewalk,



Ropewalk, Wellington

A lovely 4 bedroom 1 being en-suite detached family home, situated in a much sought-after location, presented very good decorative order throughout, boasting sitting room, dining room, kitchen, utility room, cloakroom, study, family bathroom, double glazing, gas central heating, double garage, ample parking and a fully enclosed garden.





Accommodation

Front door opening to:-

Entrance Hall

With window to the rear aspect, radiator, stairs to first-floor accommodation, doors to:-

Sitting Room

c.15'1 x 13'1 (4.61m x 3.99m)

With double glazed patio doors to the side aspect, television point, 2 radiators, ceiling light.

Dining Room

c.13'3 x 9'7 (4.03m x 2.93m)

With a double glazed window to the side aspect, radiator, ceiling light.

Kitchen

c.11'7 x 10'8 (3.54m x 3.24m)

With a double glazed window to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit, built-in electric double oven and 4 ring hob with extractor cooker hood over, tiling to splash prone areas, ceiling light, door to:-





Utility Room

c.6'8 x 5' (2.04m x 1.52m)

With a double glazed door to the rear aspect, gas boiler hot water and central heating, working surface incorporating a single bowl single drainer sink unit, space and plumbing for a washing machine, ceiling light.

Cloakroom

With a double glazed window to the rear aspect, wash hand basin, close coupled WC, radiator, ceiling light.

Study

c.10'8 x 9'8 (3.24m x 2.94m)

With a double glazed window to the rear aspect, radiator, ceiling light.

Landing

With a double glazed window to the rear elevation, access to the loft space, ceiling light, doors to:-





Bedroom 1

c.11'8 x 11'2 (3.56m x 3.40m)

With a double glazed window to the side elevation, a range a built-in wardrobes, radiator, ceiling light, door to:-

En-Suite Shower Room

With a double glazed window to the front elevation, a suite comprising of a fully tiled shower cubicle, wash hand basin, close coupled WC, tiling to splash prone areas, heated towel rail, ceiling light.

Bedroom 2

c.10'8 x 10'8 (3.24m x 3.24m)

With a double glazed window to the side elevation, radiator, ceiling light.

Bedroom 3

c.13'3 x 10'2 (4.04m x 3.09m)

With a double glazed window to the side elevation, radiator, built-in wardrobe, ceiling light.

Bedroom 4

c.9'4 x 7' (2.84m x 2.14m)

With a double glazed window to the side elevation, built-in storage cupboard, radiator, ceiling light.

Family Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to splash prone areas, ceiling light.

Outside

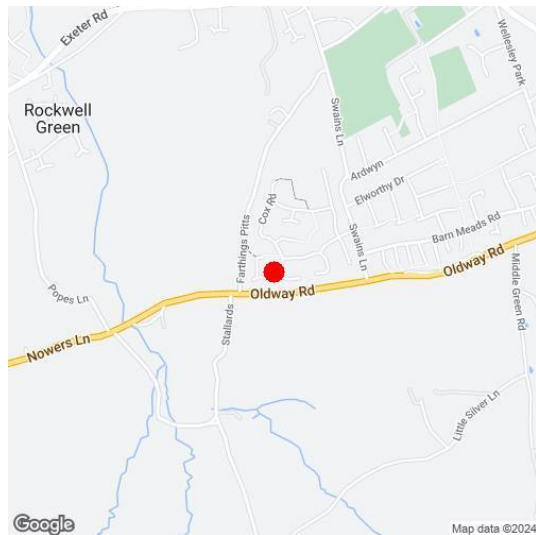
There is a driveway providing parking and giving access to a double garage, with two up and over doors, power and light, the garden wraps round the property and boasts a generously proportioned patio with steps to a raised lawn, and numerous mature shrubs with beautiful far reaching open countryside views.

Construction: - Timber frame with brick under a tiled roof.

Council Tax Band: - F

Primary School Catchment: - Welleley Park

Secondary School Catchment :- Court Fields



Directions

There is a driveway providing parking and giving access to a double garage, with two up and over doors, power and light, the garden wraps round the property and boasts a generously proportioned patio with steps to a raised lawn, and numerous mature shrubs with beautiful far reaching open countryside views.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

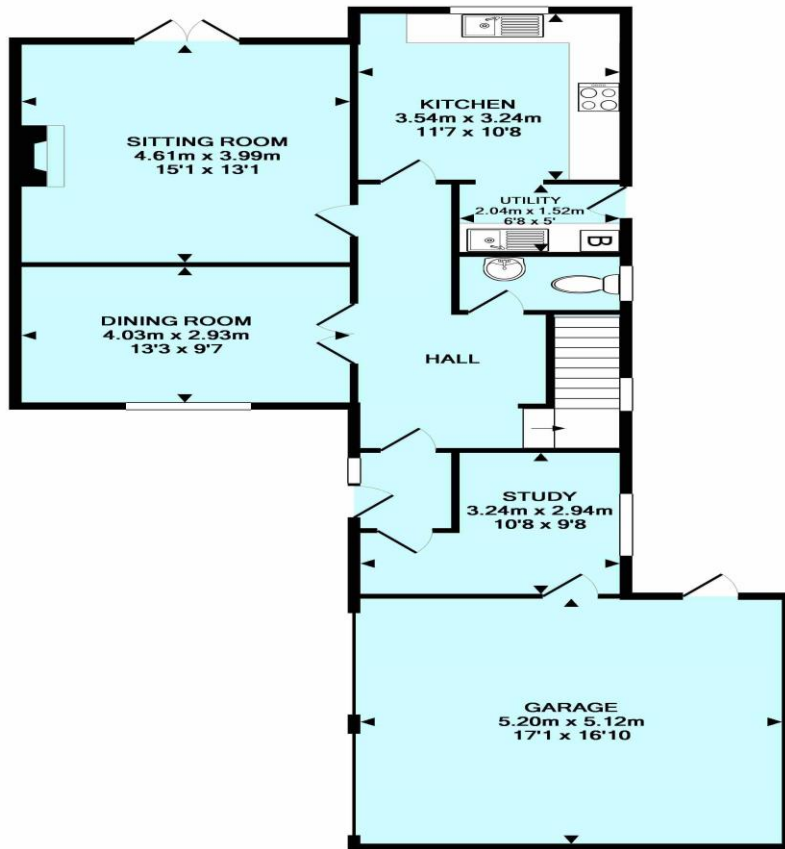
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

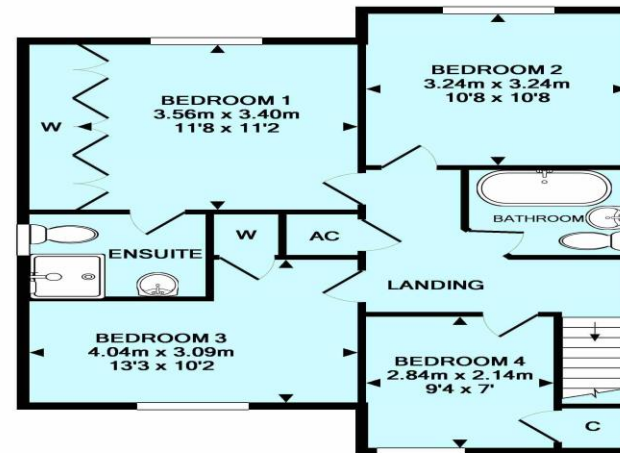
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ropewalk, Wellington



GROUND FLOOR
APPROX. FLOOR
AREA 96.1 SQ.M.
(1035 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 59.7 SQ.M.
(643 SQ.FT.)

ESTIMATED AREA INCLUDES GARAGE.
TOTAL APPROX. FLOOR AREA 155.9 SQ.M. (1678 SQ.FT.)
Made with Metropix ©2019

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.



TRGLawrence
& Son