



17, Rose Close, Wellington, Somerset, TA21 9GS



Wellington Town Centre 1.4 Miles - M5
(Junction 26) 4 Miles

A beautifully presented three bedroom family home situated on a popular modern development on the outskirts of Wellington

- Shared Ownership Property
- Three Bedrooms
- Family Bathroom
- Kitchen/Diner
- Sitting Room
- Cloakroom
- Landscaped Gardens
- Leasehold
- Council Tax Band C
- 125 Year Lease From 23/12/21

Guide Price £290,000



SITUATION

The area is adjacent to Rockwell Green with 2 mile access to Junction 26 of the M5 and 8 miles to Junction 27 (M5) and Tiverton Parkway Station on the main Bristol/London/Birmingham Inter-City services. Easy access for commuting to Exeter, Taunton, Bridgwater and Bristol by road and high- speed rail services from Tiverton.

DECIPTION

A beautifully presented three bedroom property situated on a popular modern development on the outskirts of Wellington. The property is offered to the market through the shared ownership scheme and was built by Bovis Homes in 2021, benefiting from the remainder of its 10 year NHBC warranty.

ACCOMMODATION

The accommodation comprises in brief; front door opens into the entrance hall and in turn to the sitting room. Quick-Step majestic laminate flooring in both the living room and kitchen. An inner hall provides access to a cloakroom and an under stair storage cupboard and opens into the kitchen/dining room with ample space for a dining table and chairs. The kitchen itself is fitted with a comprehensive range of wall and base units with an integrated oven and hob, built in dishwasher, space for appliances and French doors out to the garden.

To the first floor there are three bedrooms, bedroom 1 is a double with fitted wardrobes and windows to front aspect, bedroom 2 is a double with rear aspect and bedroom 3 is a single with rear aspect. Family bathroom with shower over, glass screen, w.c and wash hand basin.

OUTSIDE

Externally, the property enjoys a low

maintenance garden laid to artificial lawn and a large area of patio, ideal for sitting out and entertaining with gate providing access to front. Off road parking can be found to the front of property providing parking for two cars.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

Mains electric, gas, water and drainage. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage likely inside with O2, Vodafone. Limited with Vodafone, EE and likely outside with O2, Three, EE & Vodafone.(Ofcom).

DIRECTIONS

From Stags Wellington Office, continue down Fore Street, through Mantle St and Exeter Rd turning left into Odette Avenue. Following the road round take the left turning into Rose Close where the property will be found on the left hand side.

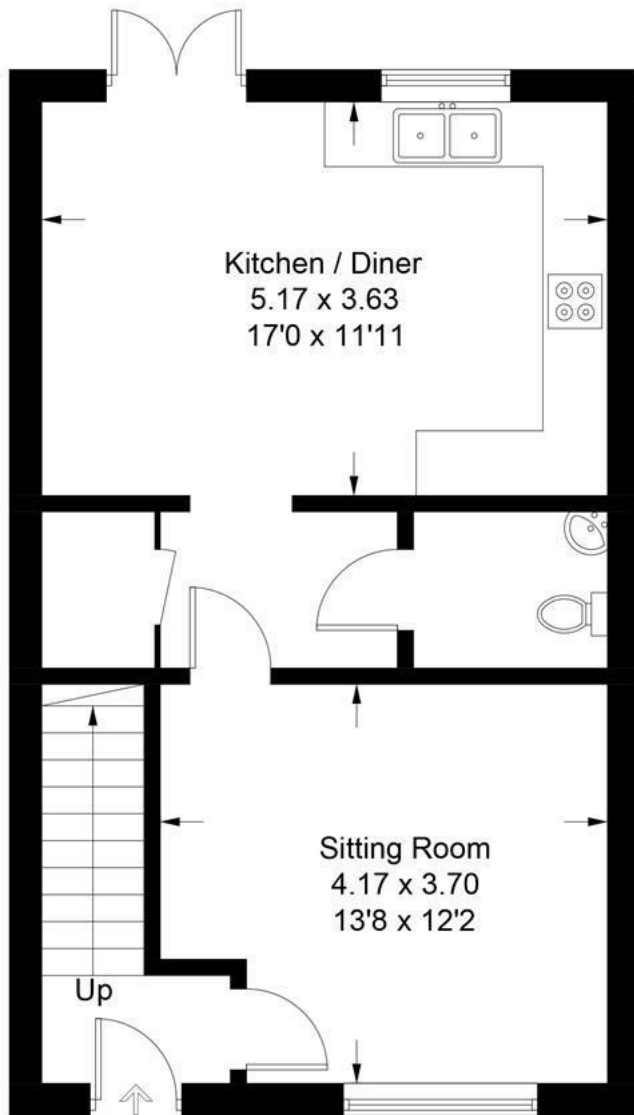
AGENT NOTE

This property is offered to the market through the shared ownership scheme. The current full market value of the property is £290,000 for the 100 %. The current owner has 65% share at £188,500, whilst the other 35% will be owned by Sovereign although staircasing is available to purchase up to 100% of the property. There is a monthly rent of £251.64 and service charge of £41.73.

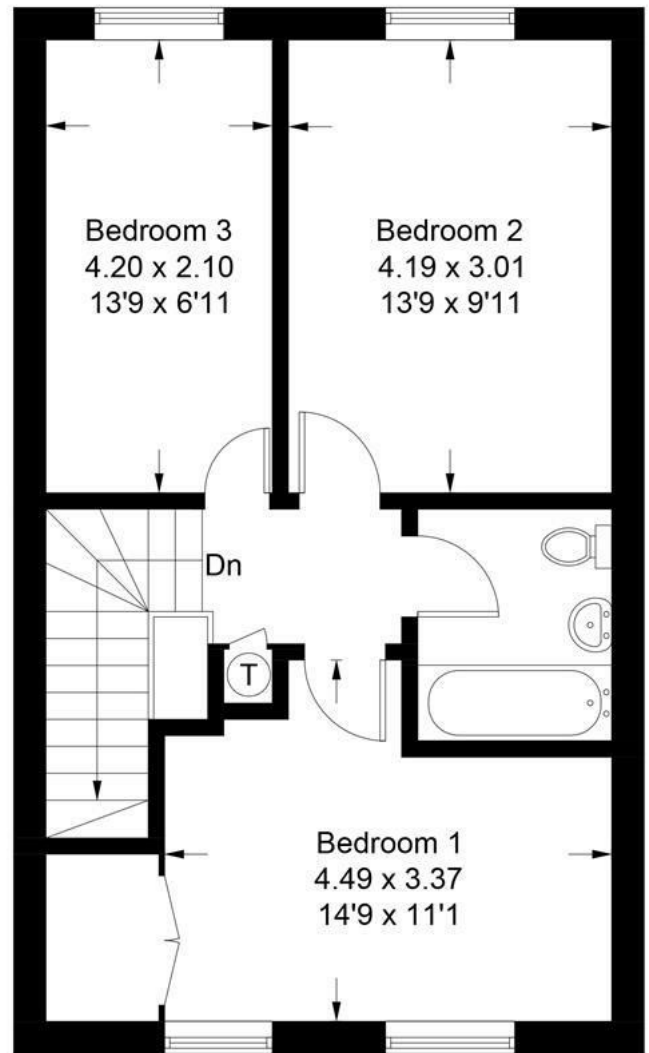
The property will include washing machine, tumble dryer, fridge/freezer if required.



Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171962)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		84	95
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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