



18 Rope Walk Wellington TA21 9RB

£420,000





Situated within 1.8 miles of the centre of Wellington is this well presented 4 bedroomed detached house occupying a corner plot with 3 reception rooms, enclosed wrap around South West facing garden to rear, double garage, driveway parking and views of surrounding countryside. No onward chain.

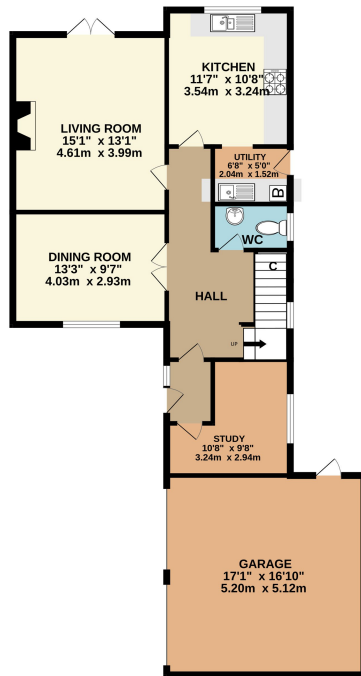




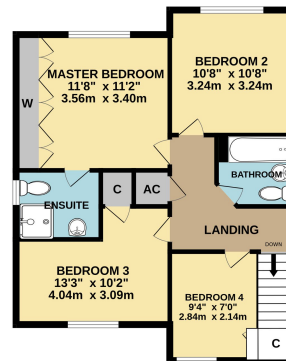
Features

- Entrance Hall
- Living Room with French doors to garden
- Dining Room
- Fitted Kitchen
- Utility Room
- Study
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 further bedrooms
- Enclosed South West facing garden to rear with views of surrounding countryside
- Double Garage and driveway parking
- Gas central heating
- Double glazing
- Council tax band F
- What3words:
///perplexed.conjured.shook

GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



ESTIMATED AREA INCLUDES GARAGE.

TOTAL FLOOR AREA: 1669 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Energy Efficiency Class	Energy Performance
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20



Viewing strictly through the selling agents:

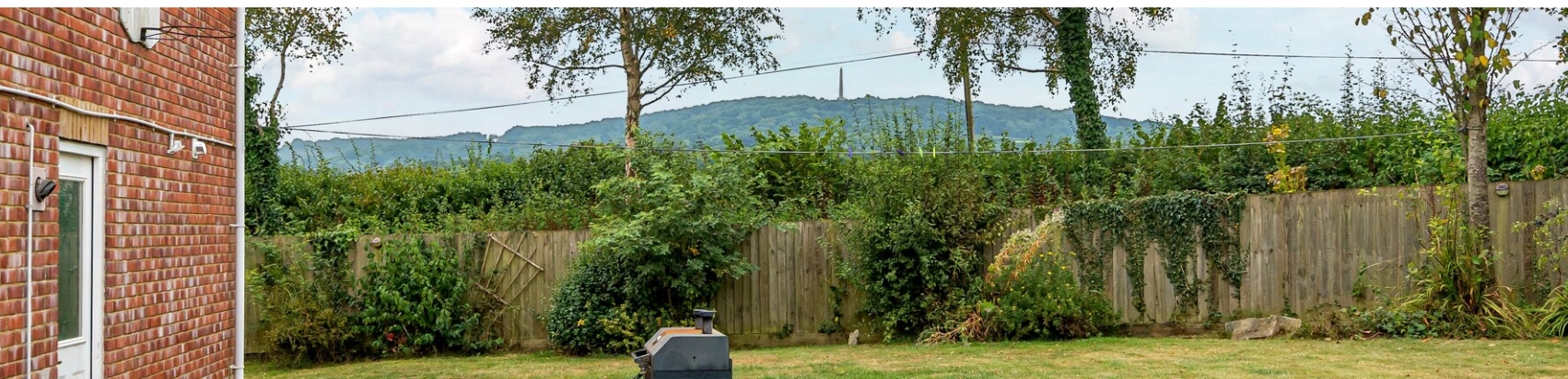
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For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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cooney**