



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.





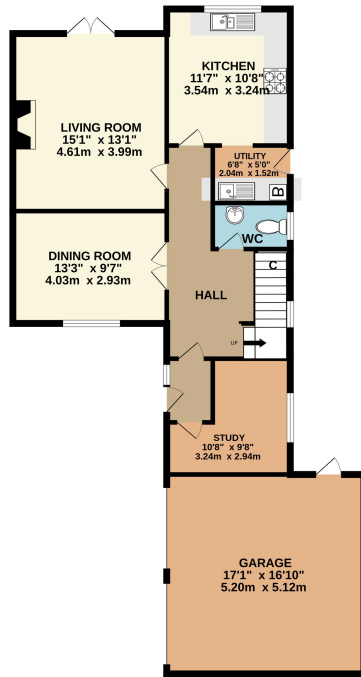


## Features

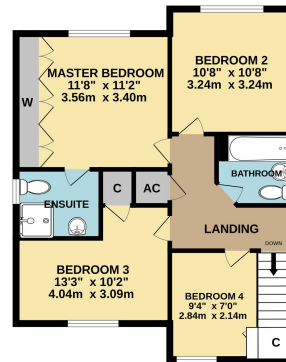
- Entrance Hall
- Living Room with French doors to garden
- Dining Room
- Fitted Kitchen
- Utility Room
- Study
- Cloakroom
- Master Bedroom with fitted wardrobes and Ensuite Shower Room
- 3 further bedrooms
- Enclosed South West facing garden to rear with views of surrounding countryside
- Double Garage 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	Water
Very Good	A	92-100	92-100
Good	B	81-91	81-91
Fair	C	69-80	69-80
Below Average	D	55-68	55-68
Poor	E	39-54	39-54
Very Poor	F	21-38	21-38
Needs Improvement	G	1-20	1-20



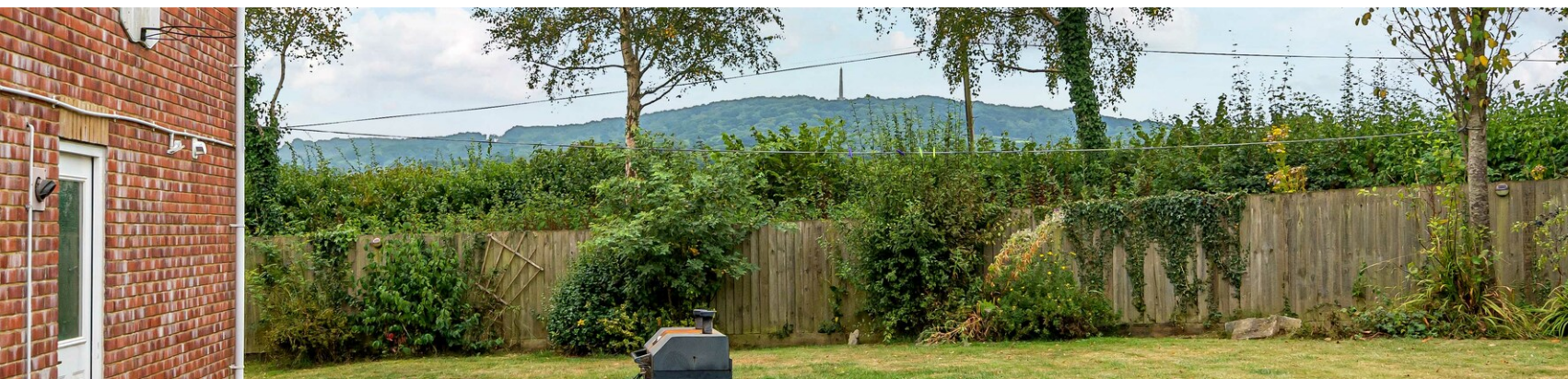
Viewing strictly through the selling agents:

**Robert Cooney**  
Corporation Street, Taunton, Somerset  
TA1 4AW

Telephone 01823 230 230

E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)



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