

16 Meadowside, Rockwell Green, Wellington TA21 9DU £249,950



A deceptively spacious bungalow offered with no onward chain. The property has been recently re decorated throughout including some new carpets. There is a conservatory to the rear, enclosed rear garden and a single garage in a block nearby.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Rockwell Green offers a range of local amenities such as the primary school, shop and takeaway as well as the post office and pub a little further away. Wellington is a mile to the east and offers a range of more comprehensive facilities. There are plenty of cycle paths, dog walks and areas of particular interest to this part of town, and transport links are excellent through to the A38 and M5 motorway.

BEAUTIULLY PRESENTED BUNGALOW

TWO DOUBLE BEDROOMS LIGHT AND SPACIOUS LOUNGE/DINER MODERN SHOWER ROOM ENCLOSED REAR GARDEN SINGLE GARAGE IN NEARBY BLOCK UPVC DOUBLE GLAZING & GAS CENTRAL HEATING OFFERED WITH NO ONWARD CHAIN







ACCOMMODATION

Entrance Hallway	
Lounge/Diner	13' 4'' max x 16' 10'' max (4.06m x 5.13m)
Kitchen	10' 10'' x 8' 7'' (3.30m x 2.61m)
Conservatory	15' 2'' x 5' 10'' (4.62m x 1.78m)
Utility	7' 9'' x 5' 10'' (2.36m x 1.78m)
Bedroom One	14' 7'' x 9' 0'' (4.44m x 2.74m)
Bedroom Two	13' 8'' x 5' 0'' (4.16m x 1.52m)
Shower Room	6' 0'' x 5' 6'' (1.83m x 1.68m)

OUTSIDE

Enclosed rear garden laid to patio for low maintenance. Garden shed and pedestrian rear access.

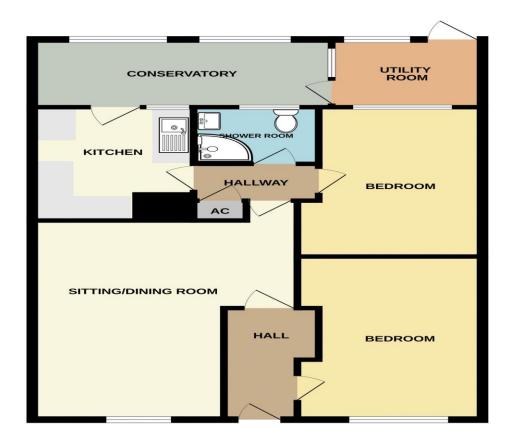
GARAGE Single garage in nearby block







GROUND FLOOR





TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floating applicat. We have a set of the second se

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms - both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a

non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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