

The Platts, 4 Northside, Rockwell Green, Wellington TA21 9DL Offers in the Region Of £360,000

GIBBINS RICHARDS A
Making home moves happen

A classic 1960's detached bungalow with 3 bedrooms and open plan living space incorporating kitchen, dining room and sitting room. The property occupies a generous plot of approximately 0.28 acres

Tenure: Freehold / Energy Rating: TBC / Council Tax Band: D

A rare and interesting property designed to create generous living accommodation with a superb aspect taking advantage of the very pleasant and enclosed gardens, which in turn provide a feeling of space and privacy throughout. The property requires a degree of modernisation internally however this does provide an excellent opportunity to create a very comfortable and delightful home situated in a tucked away cul de sac location on a generous level plot 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.

DETACHED 1960'S BUNGLAOW OCCUPYING A GENERIOUS PLOT

GATED DRIVEWAY WITH PARKING

OPEN PLAN LIVING SPACE AND THREE BEROOMS

REQUIRING UPDATING

OIL FIRED CENTRAL HEAING

FRONT AND REAR GARDENS

UPVC DOUBLE GLAZING











ACCOMMODATION

Entrance Porch Large Cloaks Cupboard

Sitting Room 20' 11" x 11' 0" (6.37m x 3.35m)

Dining Room 11' 0'' x 8' 5" (3.35m x 2.56m)

Kitchen 15' 5'' x 8' 10'' (4.70m x 2.69m)

Inner Hallway Airing Cupboard. Access to small loft

space

Bedroom One 10' 11" x 10' 11" (3.32m x 3.32m)

Bedroom Two 10' 11" x 9' 2" (3.32m x 2.79m)

Bedroom Three / Study 8' 3" x 5' 11" (2.51m x 1.80m)

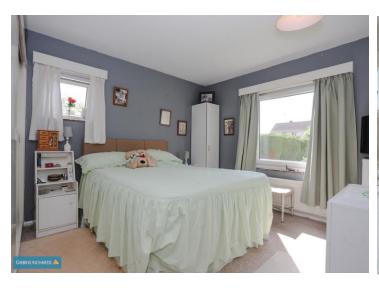
Bathroom 7' 7" x 7' 3" (2.31m x 2.21m)

Sun Room /Rear Porch Storage Cupboard. Boiler Room. Access

to garage.

OUTSIDE

The property is approached through a gated driveway providing parking and access to the garage. There are beautiful front and rear gardens mainly laid to lawn with mature flower and shrub borders and various fruit trees.







GROUND FLOOR 1136 sq.ft. (105.6 sq.m.) approx.







TOTAL FLOOR AREA: 1136 sq.ft. (105.6 sq.m.) approx

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.