



GIBBINS RICHARDS 

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

GIBBINS RICHARDS 
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 acre.

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 LIVNG SPACE AND THREE BEROOMS

REQUIRING UPDATING

OIL FIRED CENTRAL HEAING

FRONT AND REAR GARDENS

UPVC DOUBLE GLAZING





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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.



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



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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 error, 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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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.



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