



GIBBINS RICHARDS 
Making home moves happen

9 Lancok Street, Rockwell Green, Wellington TA21 9RS
£300,000

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A beautifully maintained three bedroom home with attached garage and parking. This property features modern kitchen and bathrooms, with numerous upgrades by the current owners, including new windows and front door. Level, enclosed rear garden and located in a cul de sac location on this popular well established development. Energy Rating: D,67

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

Lanckock Street is located in Dobree Park, a well-established development on the western edge of Rockwell Green. This fantastic location offers easy access to local amenities, including a primary school, convenience store, and takeaway via a nearby footpath, as well as a post office and Italian restaurant. Just a mile east, Wellington town provides even more comprehensive facilities. The area is surrounded by cycle paths, scenic walks, and points of interest, with excellent transport links to the A38 and M5 motorway.

THREE BEDROOM DETACHED HOME
POPULAR WELL ESTABLISHED DEVELOPMENT BUILT IN 1996 BY BELWAY HOMES
OPEN PLAN LOUNGE / DINER
CLOAKROOM, FAMILY BATHROOM AND EN-SUITE
NEWLY REPLACED UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
ATTACHED GARAGE WITH POWER AND LIGHT
GREAT LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS, SHOPS, DINING
AND MORE
GREAT ACCESS TO A38 AND M5 WITH PLENTY OF NEARLY FOOTPATHS



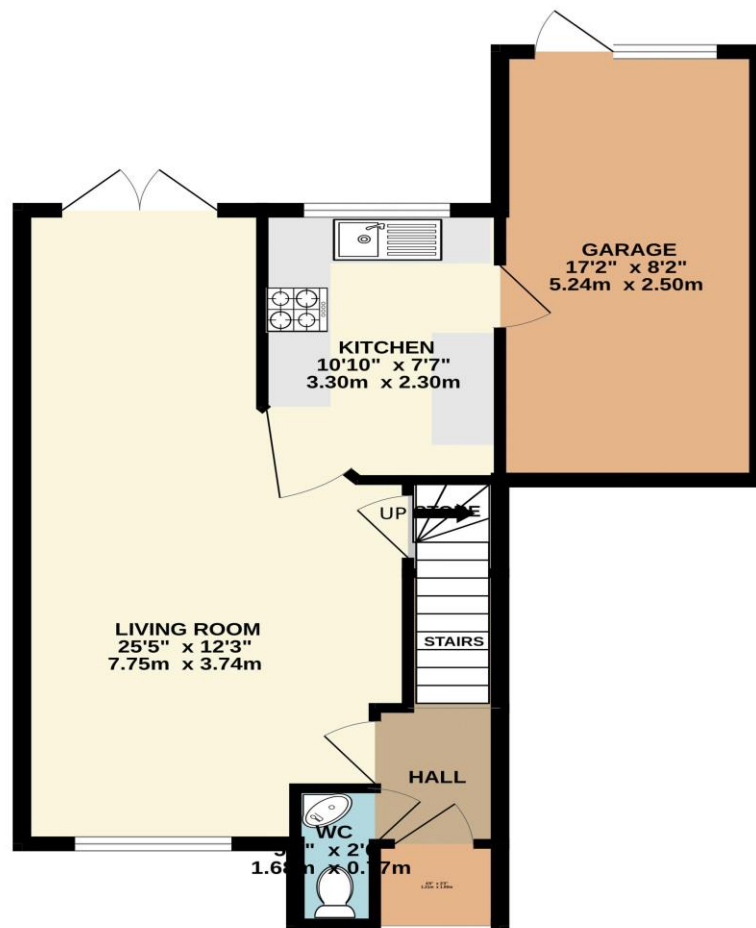


ACCOMMODATION

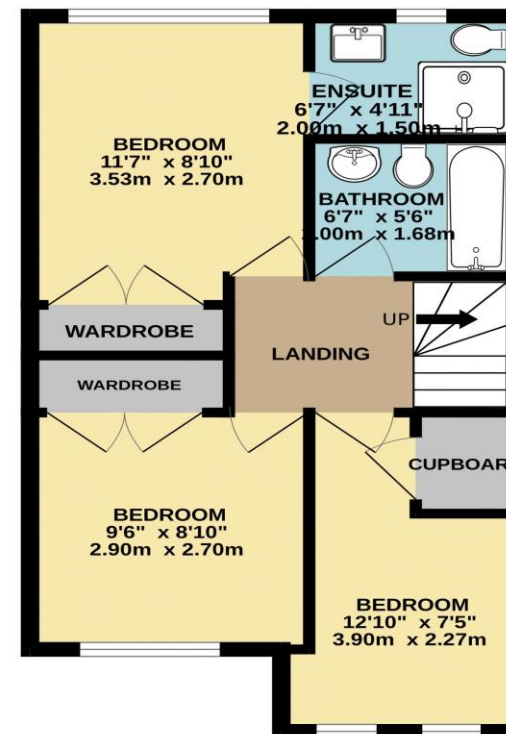
Entrance Hallway	Stairs to the first floor
Cloakroom	5' 5" x 2' 5" (1.65m x 0.74m)
Lounge/Diner	25' 5" x 12' 3" (7.74m x 3.73m) Under stairs storage cupboard.
Kitchen	10' 10" x 7' 7" (3.30m x 2.31m)
First Floor Landing	Access to loft space
Bedroom One	11' 7" x 8' 10" (3.53m x 2.69m) Fitted Wardrobes
En-suite	6' 7" x 4' 11" (2.01m x 1.50m)
Bedroom Two	9' 6" x 8' 10" (2.89m x 2.69m) Fitted Wardrobes
Bedroom Three	12' 10" x 6' 9" (3.91m x 2.06m) Airing Cupboard
Family Bathroom	6' 7" x 5' 6" (2.01m x 1.68m)
OUTSIDE	
Driveway parking space to the front of the garage and an enclosed level rear garden, laid to patio and lawn.	
GARAGE	
	17' 2" x 8' 2" (5.23m x 2.49m) With power and light and access to the garden



GROUND FLOOR



1ST FLOOR



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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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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