



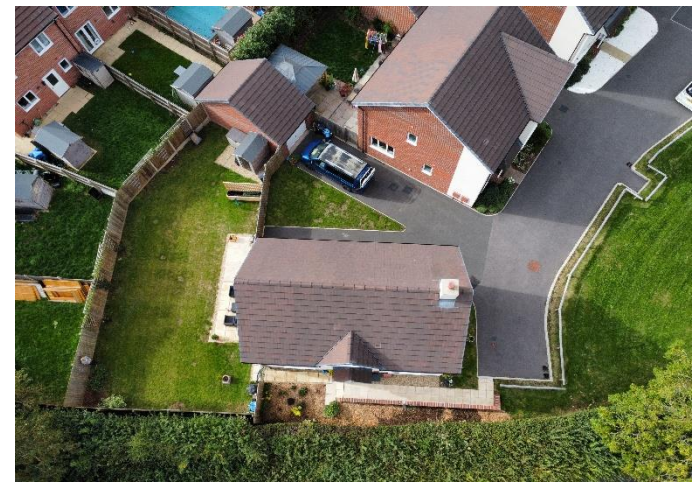
Discover the charming property at this Bovis home development of Monument View. Wilsons is delighted to present this beautiful three-bedroom home located in Rose Close on the outskirts of the picturesque village of Rockwell Green. Just a short distance is the historical town of Wellington, renowned for its independent shops, the historic 175-foot Wellington Monument honouring the Duke of Wellington. Situated near the Devon border and the scenic Blackdown Hills, Rockwell Green offers a peaceful rural setting with convenient amenities, including a village primary school, local shops, and the exquisite Villa Verde restaurant.

This charming home spans two floors, beginning with a spacious lounge that opens onto a generous garden, perfect for outdoor entertaining and relaxing. The property boasts a modern interior, featuring a fully fitted kitchen and dining area, a practical utility space, and a cloakroom/WC on the ground floor. Upstairs, there are three double bedrooms, with one benefiting from an en-suite, along with a family bathroom. The home is equipped with double glazing and gas central heating, ensuring excellent energy efficiency.

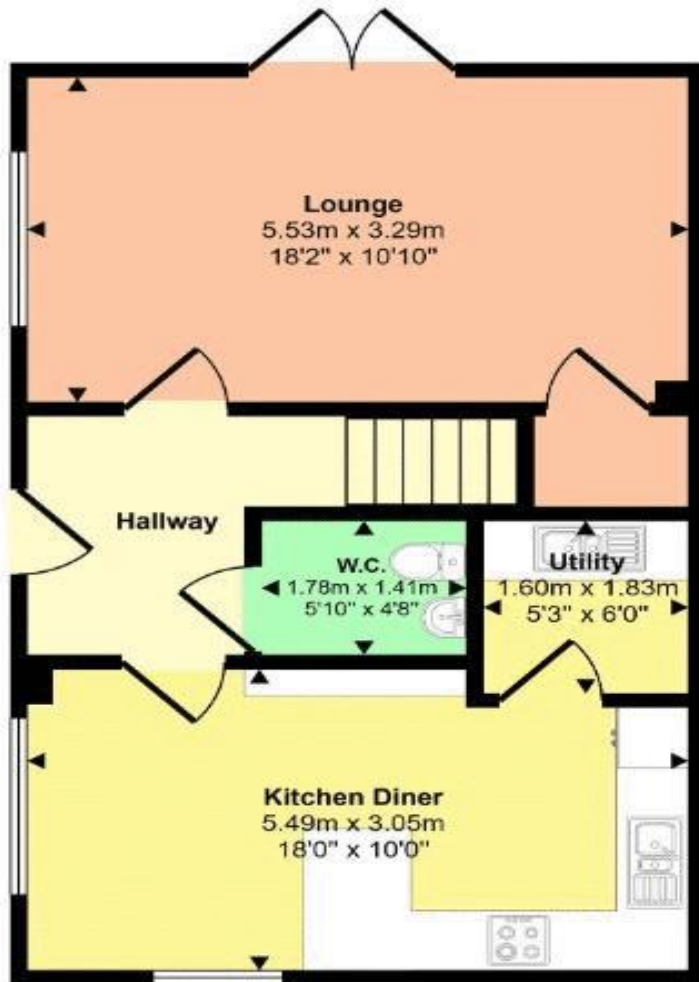
Externally, enjoy a beautifully larger than average garden including a patio area ideal for outdoor dining or lounging, with the rest laid to well-maintained lawn. Off-road parking for two cars is available, with potential for extra parking if needed. The property is situated prime position at the end of a no-through road, adjacent to a large open green space, perfect for children to play.

This delightful home offers the perfect combination of comfort, style, and convenience in a sought-after location and with no onward chain.



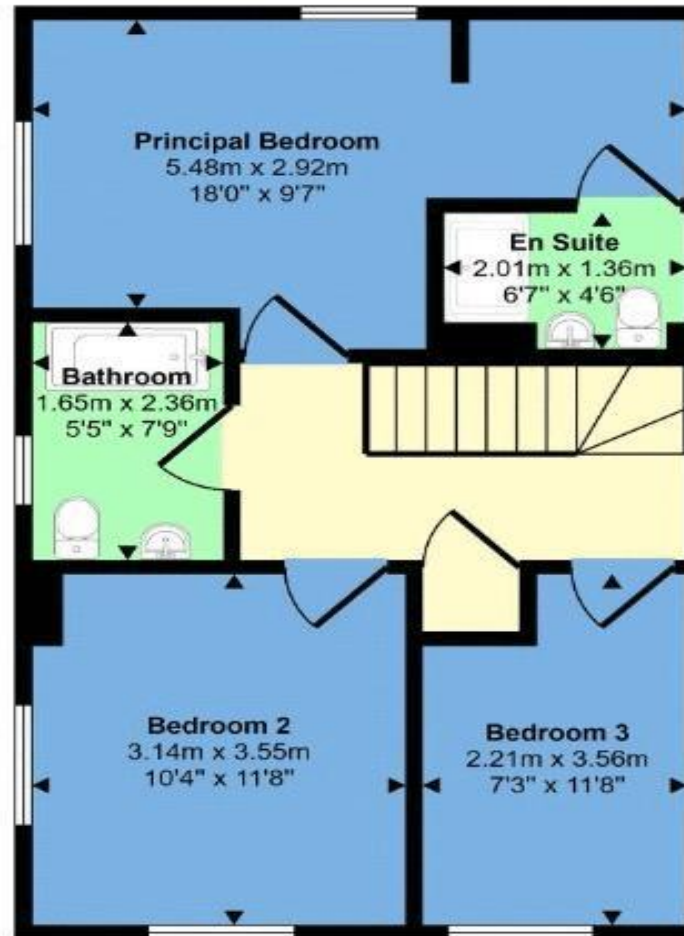


Approx Gross Internal Area
100 sq m / 1081 sq ft



Ground Floor

Approx 50 sq m / 540 sq ft



First Floor

Approx 50 sq m / 540 sq ft

Tenure: Freehold

Tax band: D

Property Location:

what3words:///menswear.panoramic.at
tending

Services: The property is connected to
mains water, drainage, gas and
electricity

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	D
Asking price	£350,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a rendered finish and a tiled roof
Number and types of room	3 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ 3, EE, O2, VODAFONE
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/ Allocated parking

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	There will be an annual communal maintenance charge – price yet to be confirmed.



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.