



**Frank Webber Road, Rockwell Green, Wellington
TA21 9RU**

This well-presented three-bedroom linked detached property is in the desirable village of Rockwell Green, just outside the historic market town of Wellington. Set within the popular Dobree Park development, established in the late 1990s, the development features two children’s play parks and access to expansive playing fields, offering plenty of outdoor opportunities for family life. Rich in character and history, Rockwell Green is perhaps best known for its striking late-19th-century water towers. The village lies just a short distance from Wellington’s town centre, which boasts a variety of independent shops, cafes, and local amenities, as well as the iconic 175-foot Wellington Monument with its panoramic views over the surrounding countryside.

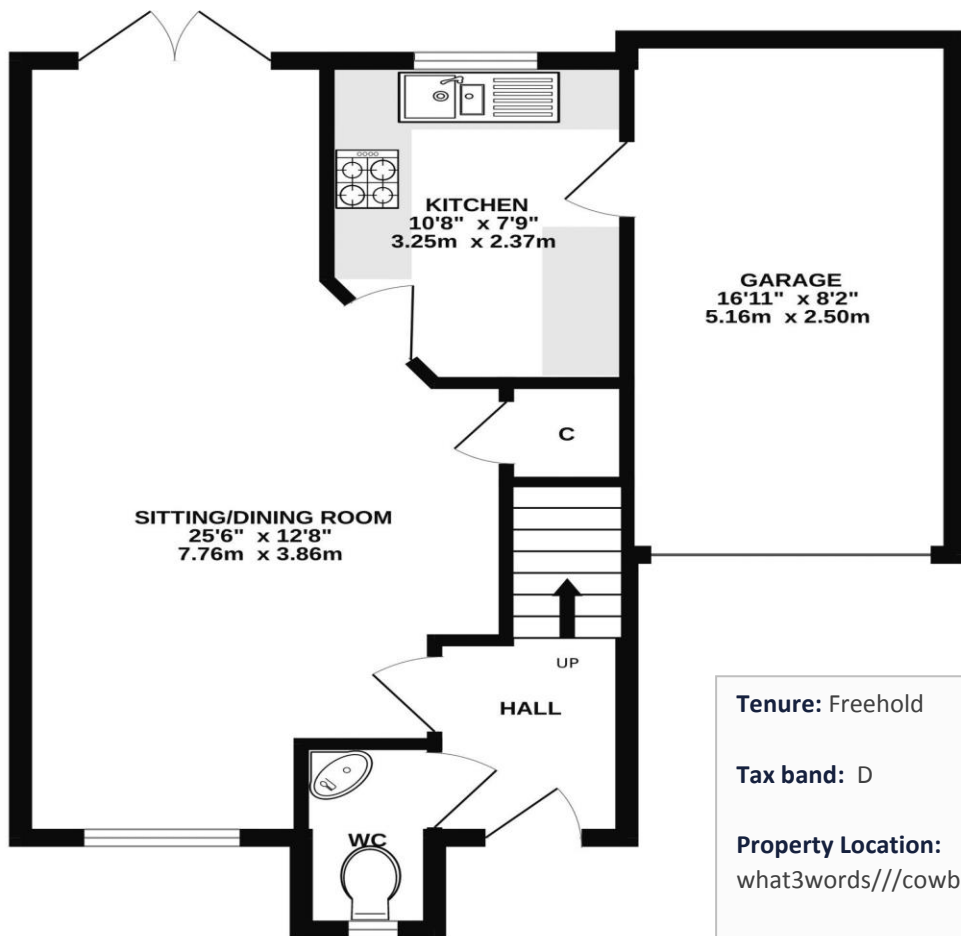
The village is close to the Devon border and close to the scenic Blackdown Hills, an area of Outstanding Natural Beauty. Rockwell Green combines rural charm with village convenience. Local amenities include a primary school, village shops, and the well-regarded Villa Verde restaurant. A doctor's surgery is also located just a mile away.

Inside, the property welcomes you with an entrance hall and the added convenience of a downstairs W/C. To the left is a bright and generously sized lounge flowing into a connected dining area, ideal for both relaxing and entertaining. To the right, the modern kitchen offers a stylish and practical space, with direct access to the garage and rear garden. Upstairs, the main bedroom benefits from built-in wardrobes and en-suite. The second bedroom is also a comfortable double with built-in storage, while the third bedroom offers flexibility of a spacious home office, or bedroom. The main bathroom features a bath with shower attachment. Externally, the home offers off-road parking and garage, making this an attractive and functional home in a peaceful village setting.





GROUND FLOOR



Tenure: Freehold

Tax band: D

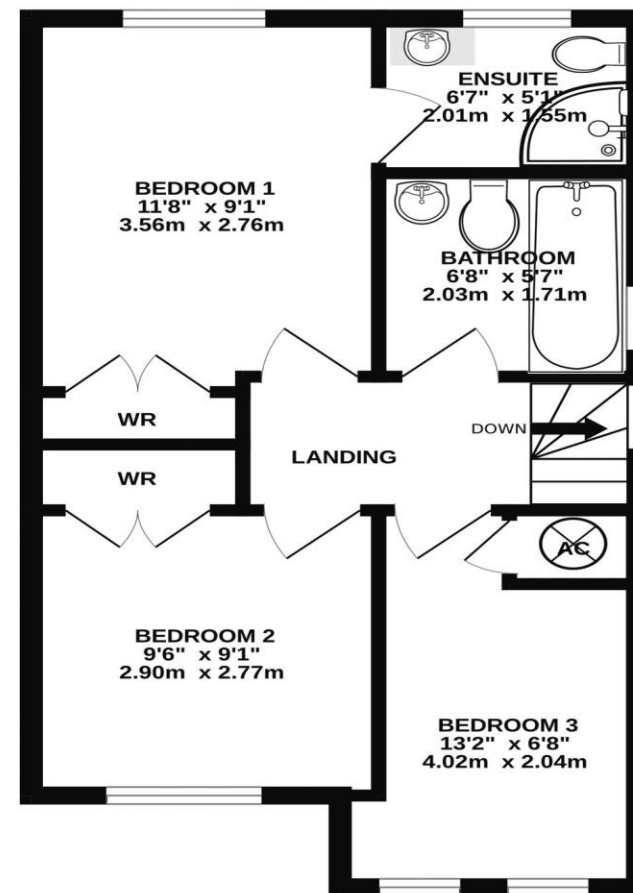
Property Location:

what3words///cowboy.hardening.surging

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

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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1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	£285,000
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	
Number and types of room	3
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/
Mobile signal/coverage	https://checker.ofcom.org.uk/
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

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)*	C
Including detail of any inescapable costs	Service charges, ground rents, estate rent charges



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.