



99 Rockwell Green, Rockwell Green, Wellington TA21 9BY

£215,000

**GIBBINS RICHARDS**   
Making home moves happen



An extremely unique two bedroom detached house, offered to the market in an exceptional cosmetic condition. The accommodation is incredibly spacious, with modern fittings throughout whilst still retaining charm and character. Externally there is a driveway for comfortably two vehicles, along with an attractive and easy maintenance courtyard, which enjoys vast amounts of sunlight throughout the day. NO ONWARD CHAIN.

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

Rockwell Green is a thriving community and includes local amenities such as local stores, post office, Italian restaurant and fish and chip shop. There is a local primary school and pre-school located close by and just a short distance away in the hamlet of Westford which sides on to open countryside. There is a regular bus service to Wellington which is approximately 1 mile away, with a larger range of both independently run shops and larger national stores such as Waitrose and Lidl. The bus service continues to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station. The A38 and M5 is also accessible within 5 minutes.

Detached two bedroom home  
Hugely unique opportunity  
Excellent cosmetic condition throughout  
Modern & contemporary kitchen & bathroom  
Retained character & charm  
Spacious driveway to front  
No onward chain







Entrance Porch

Living Room

Kitchen

21' 4" x 12' 3" (6.50m x 3.73m)

25' 4" x 7' 7" (7.72m x 2.31m)

Fitted with a wide array of attractive wall and base units.

Bedroom One

Bedroom Two

Family Bathroom

12' 3" x 10' 4" (3.73m x 3.15m)

13' 1" x 7' 7" (3.98m x 2.31m)

8' 11" x 5' 0" (2.72m x 1.52m)

Fitted with contemporary three piece suite with shower over.

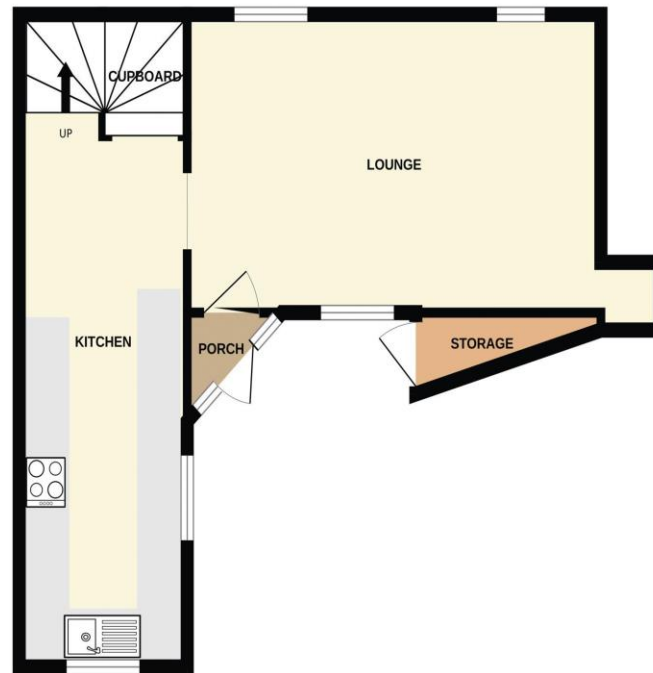
Outside:

To the front is a driveway which is comfortably suitable for two vehicles, along with an attractive courtyard garden.

*Agents note: As with many charming period homes, some internal walls feature original solid construction with a single plaster skim, and there may be occasional signs of historic moisture. No structural or damp survey has been provided, so purchasers are welcome to arrange any checks or surveys they feel would help them appreciate the property's character and potential.*



GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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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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 £40 + VAT (£48) **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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