

LOCATION: Rackfield is on the Western outskirts of Wellington this peaceful spot is surrounded by countryside views and footpaths to the Blackdowns on your doorstep. A range of local amenities lie within easy walking distance in Rockwell Green to include; Italian restaurant, convenience store, post office, butchers, pub, primary school and churches. A wider range of amenities are found in Wellington (approximately 1 1/2 miles distance) with an assortment of both independently run shops and larger national stores (Waitrose Asda and Lidl). There is a secondary school, further primary schools and nurseries, a cinema, places to eat and 2 medical centres. There are regular bus services to neighbouring towns Tiverton and Taunton, both with mainline railway stations. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our town centre office proceed in the Exeter direction, turning right at the second set of crossroad traffic lights into Rockwell Green. Continue through Rockwell Green over the railway bridge and continue along Payton Lane. Turn left onto Rackfield, after 100 yards take a right down a private driveway where parking can be found on the lane. The property can then be found at the end of the terrace of houses.

AGENTS NOTE: To the front of the property you have a right of way across the other properties in the terrace, this property is approached via a private driveway shared with neighbouring properties.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, electric heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//patching.expectant.surprised

Council Tax Band: C

Construction: A mixture of stone and brick under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 41 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

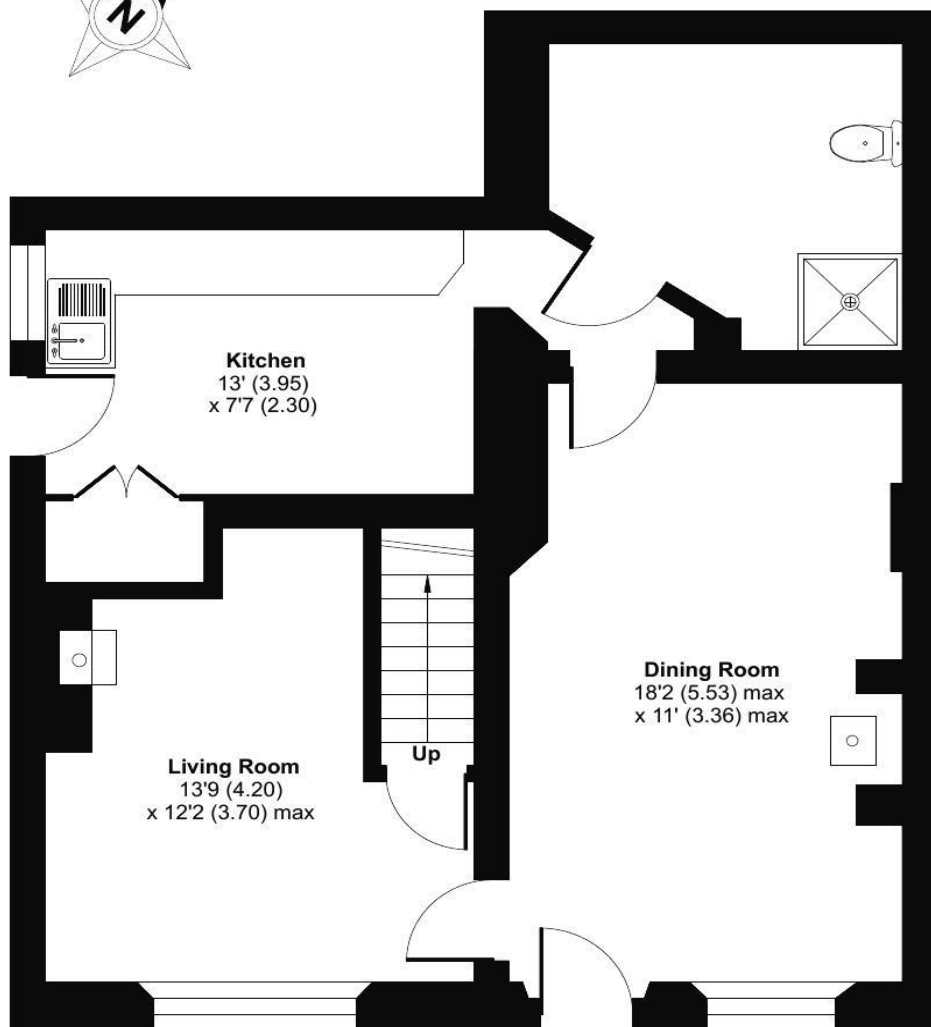
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

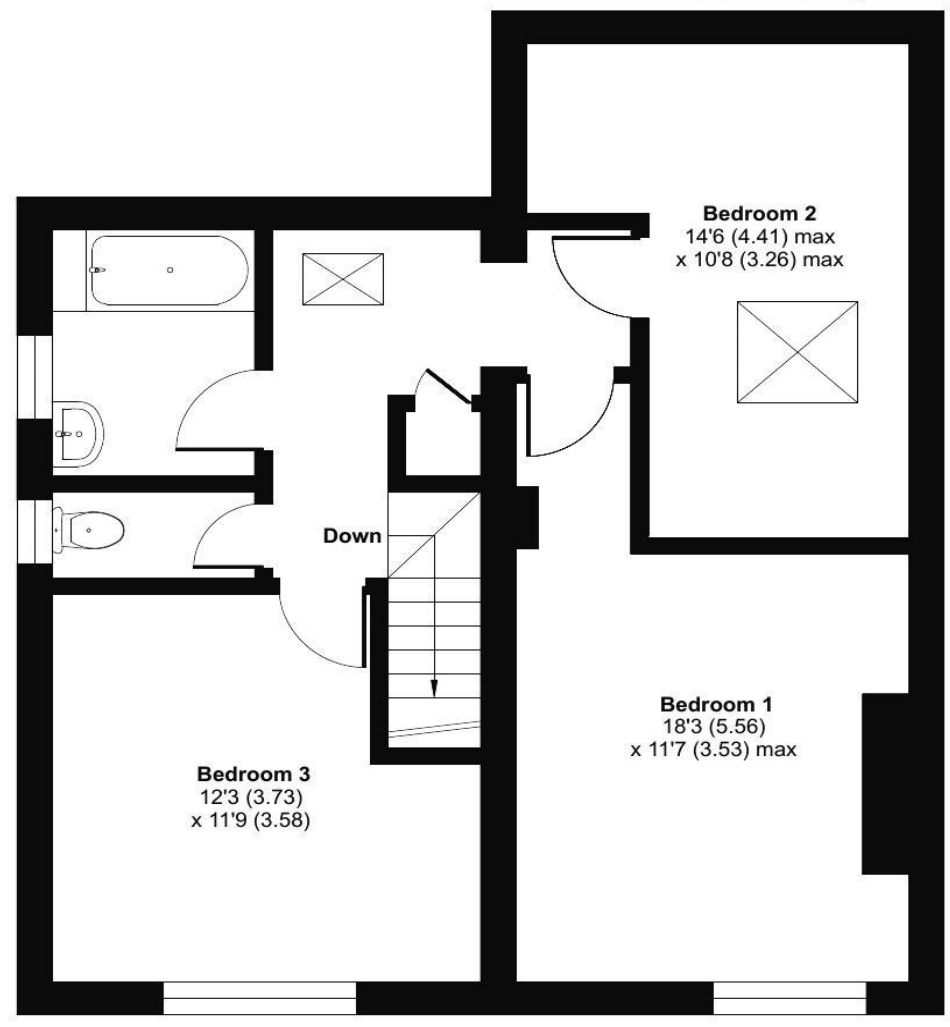
Rackfield, Wellington, TA21

Approximate Area = 1225 sq ft / 113.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1423544

Occupying an outstanding position and offered to the market with **NO ONWARD CHAIN** this unique mid terraced three-bedroom double fronted attached cottage boasts some enviable countryside views and enjoys a tucked away, quiet location.

The neutrally decorated and comfortable accommodation on offer briefly comprises an entrance porch leading into the generous dining room complete with tiled floors, multi-fuel burner with oak mantle above and enhanced by rustic shelving set into the alcoves. The adjoining main sitting room offers ample space for everyday furnishings and benefits from a deep windowsill with views over the garden and a further multi-fuel burner which creates a real focal point to the room whilst a central staircase leads to the first floor. The kitchen offers a range of handmade freestanding base units, tiled flooring and tiled splashbacks along with a useful pantry cupboard. Completing the ground floor is a recently installed wet room/utility space which has previously been used as a home office.

To the first floor there are three double bedrooms serviced by the family bathroom which is fitted with a hand wash basin and a bath along with an adjoining W.C.

Externally the property is approached via a shared pathway leading to the frontage. The well stocked garden lie the front of the cottage and are predominately laid to a level lawn with a patio area, pond, vegetable plots and three useful sheds. The garden overlooks grazing farmland and is a haven for wildlife. 3 Rackfield offers excellent living space in a secluded location yet all within close proximity to road networks along with some lovely countryside walks, this really is a peaceful retreat.



- **NO ONWARD CHAIN**
- **Far reaching views**
- **Three bedrooms, two bathrooms, two reception rooms**
- **Quiet location**
- **Character property**
- **End of no through road**

