



LOCATION: 29 Rockwell Green is set in the heart of this thriving community within easy walking distance of all the local amenities to include local stores, post office, public house and fish and chip shop. There is a local primary school and pre-school located close by and just a short distance away is the hamlet of Westford which sides on to open countryside, providing numerous walks and outdoor pursuits.

There is a regular bus service to Wellington town centre with a large range of both independently run shops and larger national stores such as the well renowned Waitrose. The bus service continues to the County Town of Taunton which is approximately 8 miles distant with its mainline railway station providing swift national access and the M5 can be accessed via Junction 26 just outside the town.

DIRECTIONS: From our town centre office, proceed in the Exeter direction, passing the cinema and petrol station on the left hand side. As you head down Hillyhead towards the Rockwell Green traffic lights, number 29 will be found on your left hand side just past the Post Office.

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, gas central heating, telephone

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

Property Location: w3w.co/unit.valuables.probing

Council Tax Band: A

Construction: Brick and stone under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: medium **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.

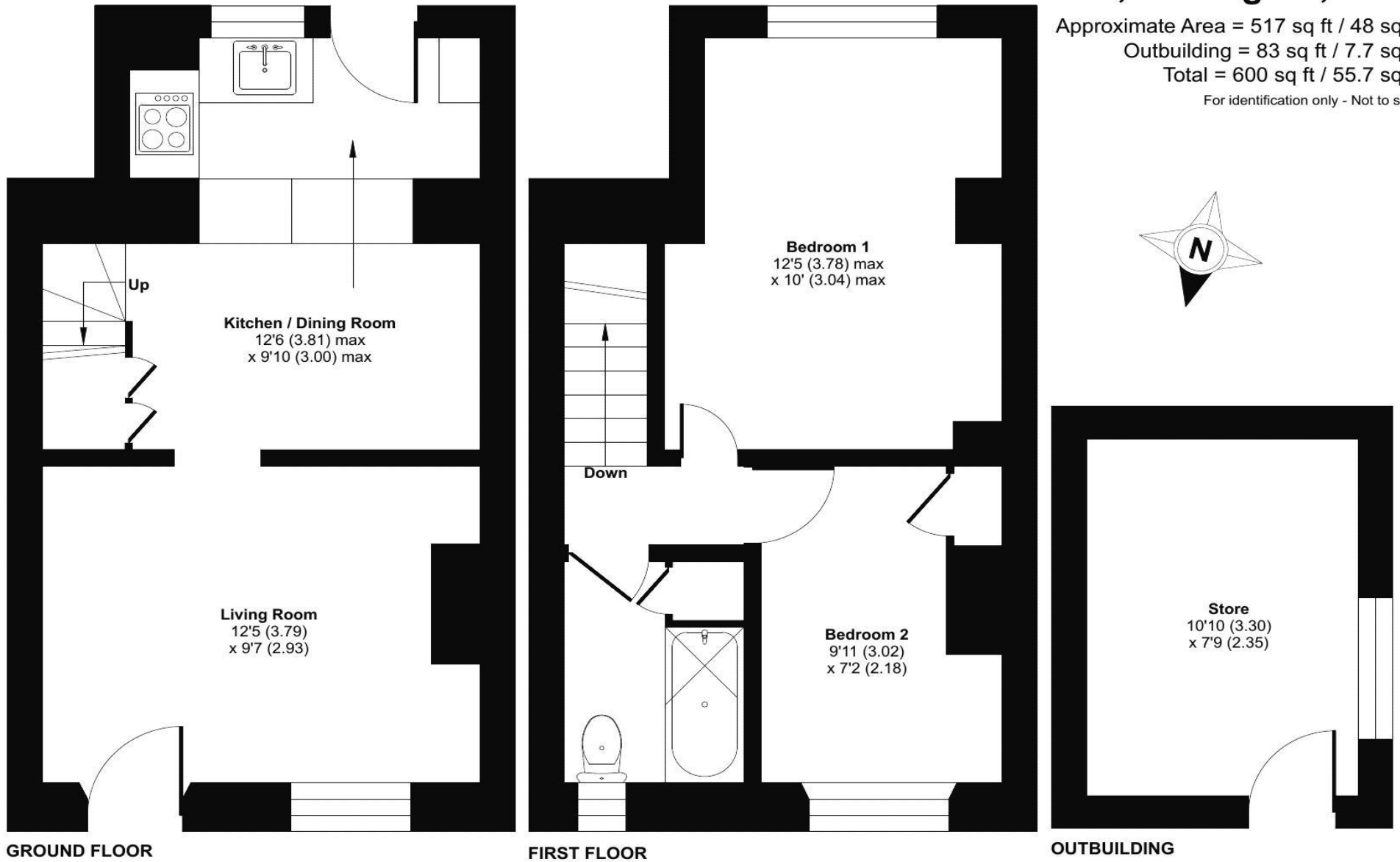
Rockwell Green, Wellington, TA21

Approximate Area = 517 sq ft / 48 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 600 sq ft / 55.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1486328

29 Rockwell Green is a charming two bedroom terraced cottage situated in the heart of Rockwell Green within close walking distance of a range of amenities and bus stop. The property is offered to the market with vacant possession and NO ONWARD CHAIN and enjoys a delightful rear garden and large outbuilding.

The accommodation on offer briefly comprises; front door opens into the sitting room with an arch leading directly into the kitchen/breakfast room which allows space for a table and chairs with an integrated oven and hob and space for a fridge/freezer.

Stairs lead to the first floor where there are two well proportioned bedrooms alongside a family bathroom fitted with a three piece suite with a shower over the bath.

Externally, there is a shared path along the rear providing access to the garden and to a large outbuilding which is fitted with power and plumbing for a washing machine. The garden itself is predominantly laid to lawn and enjoys a good degree of privacy.



- Two bedroom character cottage
- Outbuilding with power and plumbing
- Private garden
- Close walking distance to amenities
- NO ONWARD CHAIN