



14 Lancock Street, Rockwell Green, Wellington TA21 9RS

£340,000

GIBBINS RICHARDS   
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**\*Detached\*Conservatory\*Off-road parking\***

A well-presented three-bedroom detached family home, offering spacious and versatile living accommodation arranged over two floors. The property is entered via an inviting entrance hall, with doors leading to the sitting room and a kitchen/dining room, ideal for both everyday living and entertaining. To the rear of the ground floor is a useful utility room and a convenient cloakroom. Completing the ground floor is a bright conservatory, providing additional living space and enjoying views over the rear garden. Upstairs, the landing gives access to the main bedroom, which benefits from an ensuite shower room and built-in storage. There are two further well-proportioned bedrooms, along with a family bathroom. Externally, the property offers a driveway providing off-road parking, along with a single garage. The rear garden is enclosed and thoughtfully arranged, featuring a patio area suitable for outdoor dining and a lawned section.

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

Lanckock Street is located in a popular residential area of Wellington, offering a great balance of convenience and community living. The town centre is just a short distance away, with a range of shops, cafés and local amenities. The property also benefits from excellent transport links, with easy access to the M5 and nearby Taunton. Surrounded by countryside, including the Blackdown Hills, the area is ideal for both commuters and those who enjoy the outdoors.

Approx. 959 Sq. ft./ 89.1 Sq. m.

Detached house

Three bedroom

Gas central heating & double glazing

Off road parking and single garage

Conservatory

Cul de sac





## Accommodation

Entrance Hall

Sitting Room 16' 3" x 11' 8" (4.95m x 3.55m)

Kitchen/ Diner 16' 3" x 9' 7" (4.95m x 2.92m)

Utility room 5' 9" x 4' 11" (1.75m x 1.50m)

Cloakroom

Conservatory 12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom 11' 10" x 10' 9" (3.60m x 3.27m)

Bedroom 11' 10" x 10' 5" (3.60m x 3.17m)

Ensuite 6' 9" x 5' 4" (2.06m x 1.62m)

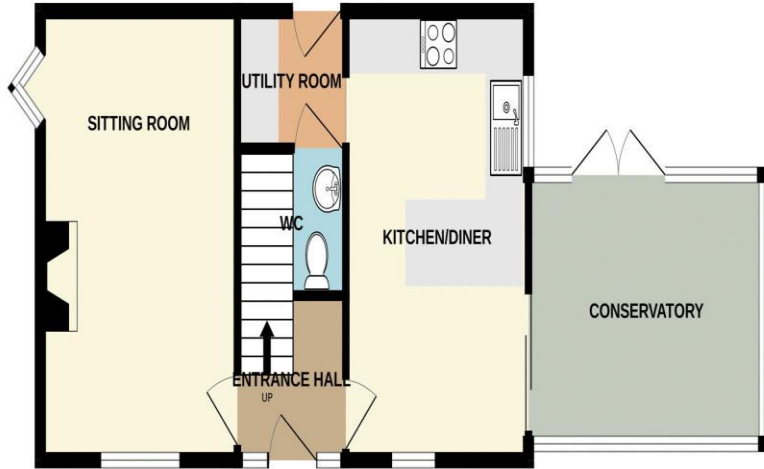
Bedroom 7' 4" x 6' 9" (2.23m x 2.06m)

Bathroom 7' 9" x 5' 9" (2.36m x 1.75m)

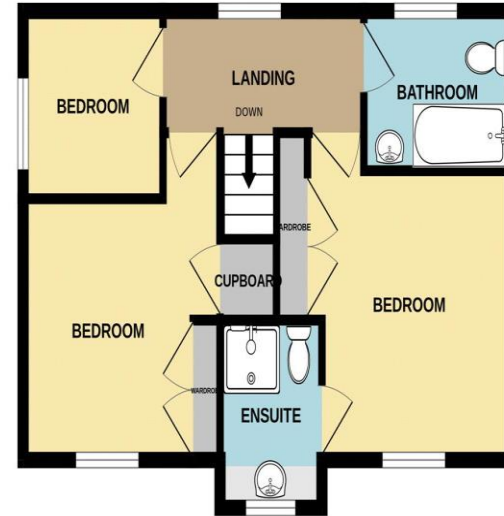
Outside Garage, driveway, rear garden



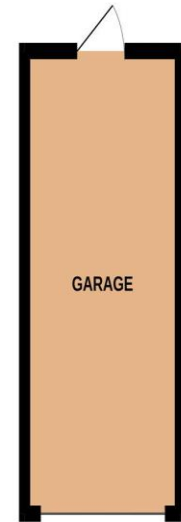
GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR  
137 sq.ft. (12.7 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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