



2 Meadowside, Wellington, TA21 9DU

Offers in the region of £200,000



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- Bungalow
- Living Room
- Bathroom
- Low Maintenance Garden
- No Onward Chain
- Two Bedrooms
- Kitchen
- Conservatory
- Residents Parking



This two-bedroom home offers well-arranged accommodation with a practical layout, including a generous living room, kitchen with conservatory beyond, two bedrooms and a family bathroom. Outside, there is a low-maintenance garden with decking and patio areas, along with a garden shed, creating a flexible space for relaxing and outdoor use.

The property is located in Rockwell Green, a well-served village with its own Ofsted-rated 'Good' primary school, post office, general store, butcher, pub and restaurant. Further amenities, including a Waitrose and a wider range of shops, cafés and services, are available in nearby Wellington (approximately 1.5 miles). The property is also well placed for access to Taunton, the M5 and Exeter, making it a practical option for both everyday living and travel further afield.

Walk Through

The front door opens into a boot room, providing a useful entrance space before leading through into the main body of the house.

From here, the living room sits to the left and forms a comfortable central space within the home. It is a good-sized room (approximately 4.09m x 3.48m), with plenty of space for seating and additional furniture, making it well suited to everyday living.

From the living room, the kitchen sits straight ahead. It is fitted with a range of high and low units, along with a double oven and electric hob. There is space, plumbing and electrics for a washing machine, along

with space for a fridge freezer. From the kitchen, a conservatory extends the space further, offering a light additional area with a direct connection to the garden.

The First Bedroom is accessed to the right of the living room, and the second bedroom is just off the hallway further along opposite the kitchen. Both rooms are well lit, with the main bedroom offering generous space for additional furniture, including a desk.

The bathroom is located straight ahead from the entrance between the kitchen and second bedroom. It is fitted with a walk-in shower with sliding door, WC, wash basin and heated towel rail.

There is loft access with a ladder and light for storage. This is where the boiler is currently. In the hallway is a full height storage cupboard with a radiator in there which makes a great airing cupboard.

Outside, the garden is accessed from the conservatory and has been designed for ease of maintenance, with an Astro-turfed area and decking running directly alongside the conservatory. The near-house decking is covered providing a sheltered outdoor seating area, with further decking beyond. The garden is fully enclosed and to one side, a mature shrub bed adds interest and greenery. At the far end, a patio area provides an additional seating space, and there is also



a garden shed. To the front there is a gravelled garden area with a path leading to the front door.

The property is on mains gas, electric, water and sewerage.

There is communal parking for residents adjacent to the property connected by a tarmac path and is offered with no onward chain.

Situation

Rockwell Green is a village just to the west of Wellington, on the Somerset side of the Devon–Somerset border, in an area overlooked by the Blackdown Hills. The village benefits from a good range of local services, including an Ofsted-rated

‘Good’ primary school, post office, general store and butcher. It also has a well-regarded pub (The Barley Mow) and a popular Italian restaurant (Villa Verde).

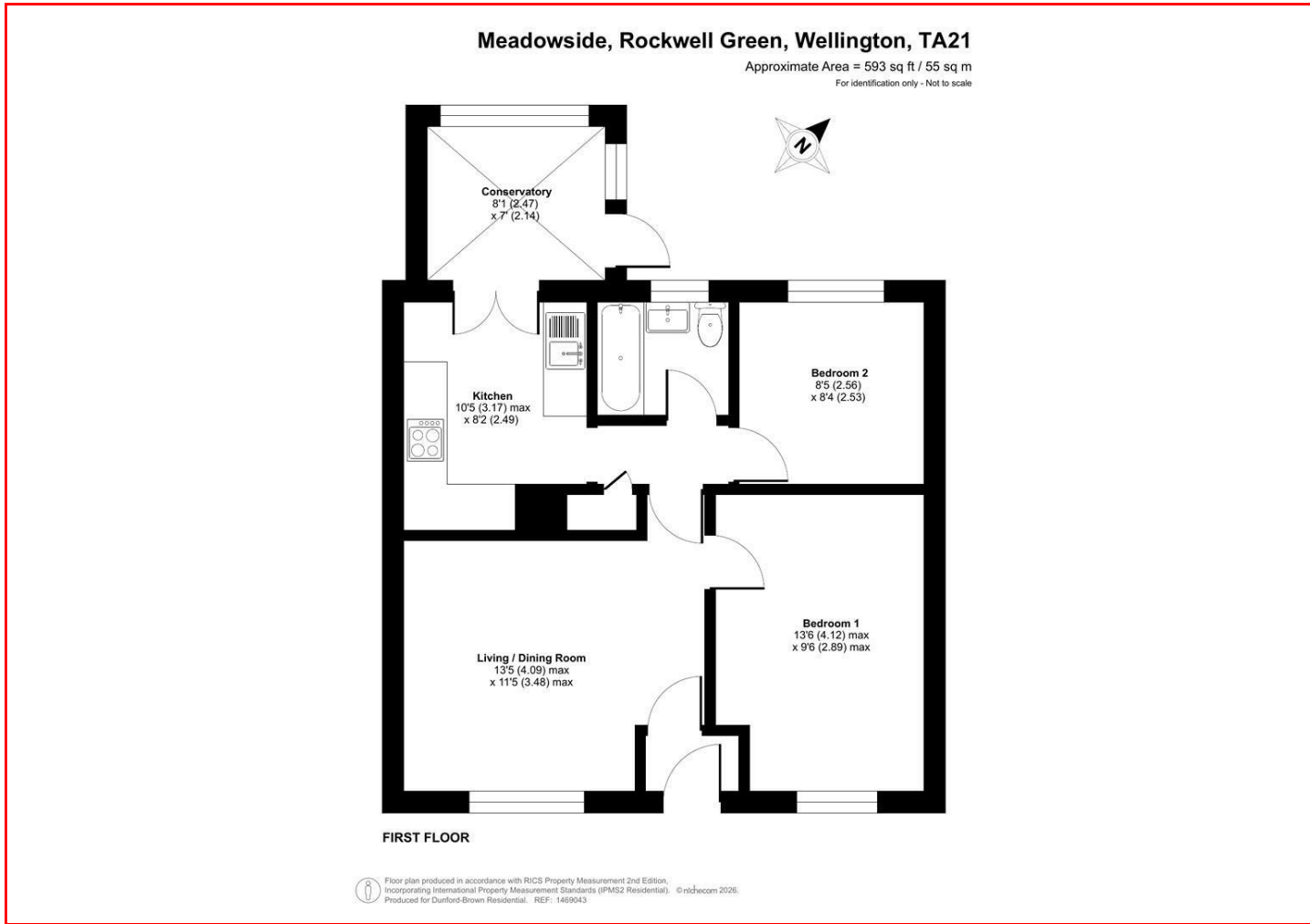
Nearby Wellington (approximately 1.5 miles) offers a wider range of amenities, including a Waitrose, independent shops, cafés, restaurants, pubs, a sports centre and swimming pool. It is also home to the Wellesley, a vintage single-screen art deco cinema. Taunton, the county town of Somerset, is around 7.6 miles away and provides further shopping, leisure and employment opportunities. The area is well connected, with straightforward access to the M5, placing Exeter (approximately 25 miles) within reach. A regular bus service links Rockwell Green with both Wellington and Taunton.

Taunton station offers mainline rail services to London Paddington, the Midlands and the north of England, as well as to Exeter and the wider West Country. Bristol and Bristol Airport are also accessible via the M5 (approximately 50 miles and 43 miles respectively).

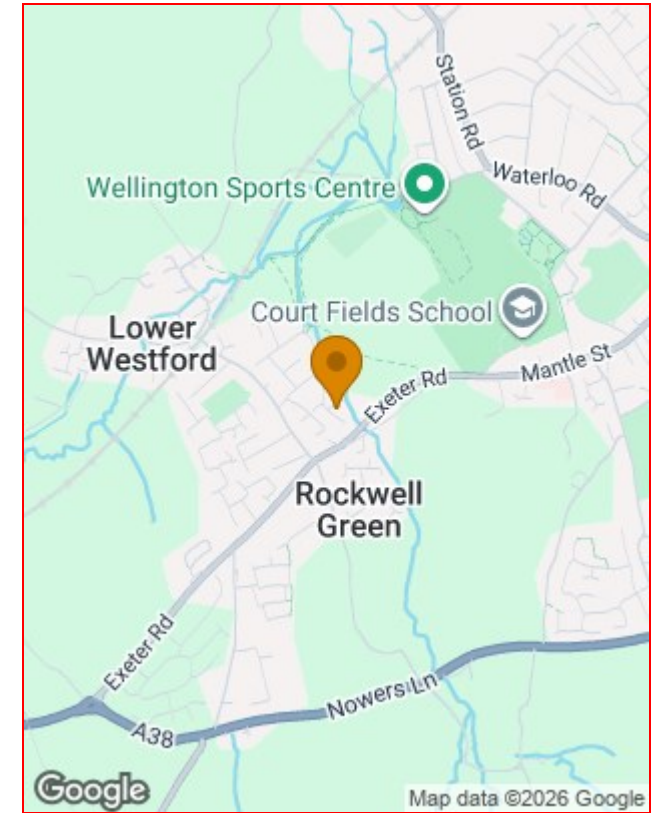




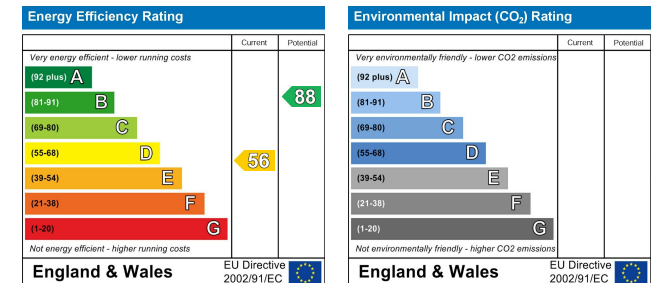
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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