



11 Rose Close

11, Rose Close, Wellington, TA21 9GS



Wellington Town Centre 1.4 Miles - M5
(Junction 26) 4 Miles

A well presented two bedroom family home situated on a popular modern development on the outskirts of Wellington.

- Mid Terrace Home
- Two Bedrooms
- Family Bathroom
- Kitchen/Diner
- Sitting Room
- Cloakroom
- Rear Garden
- No Onward Chain
- Council Tax Band B
- Freehold

Guide Price £219,000

SITUATION

The property is situated on the edge of Rockwell Green, enjoying excellent transport links with Junction 26 of the M5 approximately 2 miles away and Junction 27, together with Tiverton Parkway mainline railway station, around 8 miles distant. Tiverton Parkway provides regular high-speed Intercity services to Bristol, London and Birmingham, making the area ideal for commuters. Road and rail connections also offer convenient access to Exeter, Taunton, Bridgwater and Bristol.

DESCRIPTION

A well-presented two-bedroom home located on a popular modern development on the outskirts of Wellington. The accommodation comprises a sitting room, kitchen/dining room, cloakroom and a family bathroom. The property is offered to the market with no onward chain.

ACCOMMODATION

The front door opens into a welcoming entrance hall with stairs rising to the first floor and a door leading through to the sitting room. The sitting room enjoys a front-facing aspect and leads into an inner hall providing access to a cloakroom and an under-stairs storage cupboard. The accommodation then flows into the kitchen/dining room, offering ample room for a dining table and chairs. The kitchen is well-appointed with a comprehensive range of matching wall and base units with work surfaces over, an integrated oven with hob and extractor above, space for further appliances, and French doors opening out to the rear garden.

On the first floor there are two double bedrooms. Bedroom one enjoys a rear aspect, while bedroom two benefits from fitted wardrobes, a storage cupboard, and windows to the front. The family bathroom comprises a bath with shower over and glass screen, WC, and wash hand basin. The landing also provides access to the loft.

OUTSIDE

Pedestrian access is available to the rear of the property, where the garden features a timber shed, a patio area and a section laid to lawn.

SERVICES

Mains electric, gas, water and drainage. Mobile coverage is good outdoor with EE, good outdoor and in-home with O2 and Vodafone and good outdoor, variable in-home with Three (Ofcom). This property benefits from Ultrafast broadband (Ofcom).

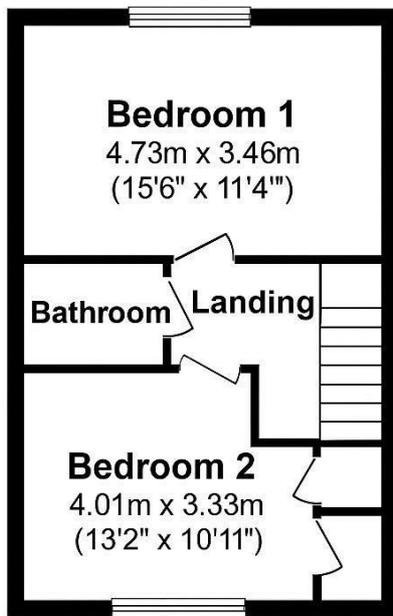
VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

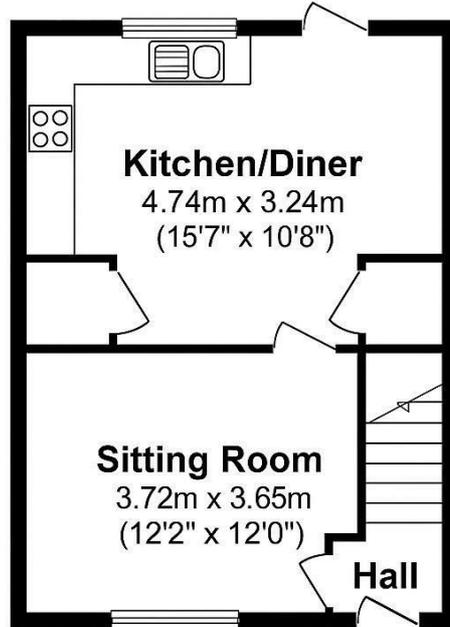
DIRECTIONS

From Stags Wellington Office, continue down Fore Street, through Mantle St and Exeter Rd turning left into Odette Avenue. Following the road round take the left turning into Rose Close where the property will be found on the left hand side.



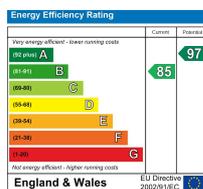


First Floor



Ground Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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