



8 Rackfield, Wellington TA21 0EA  
£275,000

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## Victorian End Terrace / Rural / Large Garden

A rare opportunity to acquire a charming Victorian end-of-terrace home, peacefully positioned in a quiet rural setting. Arranged over three floors, the property offers a warm and inviting lounge, a spacious kitchen-diner, a practical utility room and a cloakroom on the ground level. The first floor features two well-proportioned bedrooms and a family bathroom, while the top floor is dedicated to an impressive main bedroom, creating a private retreat with generous space. To the rear, a substantial garden unfolds with a blend of patio and lawn, complemented by extensive storage areas, an allotment space and convenient side access. This is a home that balances character, practicality and countryside tranquillity. Energy Rating : E - 42

Tenure: Freehold / Energy Rating: E / Council Tax Band: B

The home is located to the west of Lower Westford, an attractive hamlet close to Wellington's town centre. The property backs on to and overlooks fields to the front and rear, offering a serene countryside feel.

Approx. 983 sq. ft/91.3 sq.m

Three bedroom Victorian end of terrace

Rural location

Views across fields to Wellington Monument

Substantial garden to the rear

Character property

Oil central heating

Within easy reach of local amenities



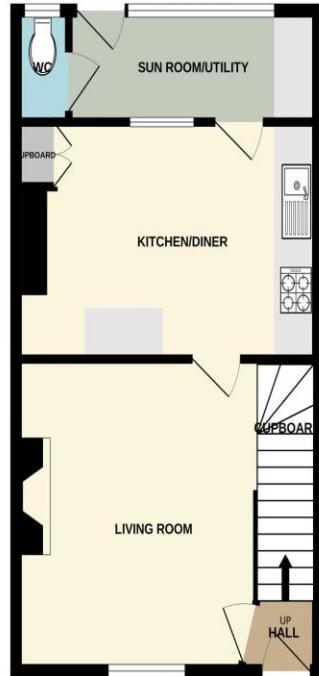


## Accommodation

Living Room	12' 11" x 12' 6" (3.93m x 3.81m) With feature fireplace
Kitchen/Diner	13' 3" x 9' 11" (4.04m x 3.02m)
Utility	12' 10" x 5' 2" (3.91m x 1.57m)
Downstairs Cloakroom	5' 0" x 2' 8" (1.52m x 0.81m)
Bedroom Three	9' 10" x 9' 5" (2.99m x 2.87m)
Family Bathroom	6' 10" x 5' 5" (2.08m x 1.65m)
Bedroom Two	13' 4" x 8' 0" (4.06m x 2.44m) Wide range of fitted wardrobes and storage
Bedroom One	13' 6" x 11' 5" (4.11m x 3.48m)



GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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.