



50 Lancock Street, Rockwell Green, Wellington TA21 9RS

£265,000

GIBBINS RICHARDS   
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**Semi detached/ Air conditioning/ Cul de sac**

A well-presented three bedroom semi-detached home offering spacious and practical accommodation, together with a garage, driveway and enclosed rear garden. The ground floor comprises an entrance porch, cloakroom, kitchen/breakfast room, and a generous sitting/dining room with a useful understairs storage cupboard. To the first floor are three bedrooms, with built-in storage to both the principal and second bedrooms, served by a family bathroom. The property further benefits from air conditioning providing comfort all year round. Outside, the property enjoys an enclosed rear garden with a patio area fitted with an electric awning, ideal for outdoor dining and entertaining, together with a lawned garden. A single garage and driveway provide convenient off-road parking. An ideal home for first-time buyers, families or those looking to downsize, situated within easy reach of Wellington's local amenities, schools and transport links.

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

Lancock Street is a cul-de-sac in Rockwell Green, Wellington. It is within easy reach of Wellington town centre, providing access to shops, schools, healthcare, and local amenities. The surrounding area is a mix of modern housing and established residential properties, making it a popular and well-connected location for families and professionals. It also offers convenient access to the M5 motorway (Junctions 26 and 27) and the county town of Taunton, approximately 7 miles away via the A38.

- Approx. 891 sq. ft./ 82.8 sq.m
- Semi detached house
- Air conditioning
- Low maintenance garden
- Cul de sac position
- Driveway & garage
- Useful storage
- South-West facing garden





## Accommodation

Entrance Porch

Cloakroom

Kitchen/ Breakfast room 10' 1" x 8' 8" (3.07m x 2.64m)

Sitting/ Dining Room 15' 4" x 14' 7" (4.67m x 4.44m)

Bedroom 11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom 11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom 8' 1" x 6' 7" (2.46m x 2.01m)

Bathroom 6' 6" x 5' 8" (1.98m x 1.73m)

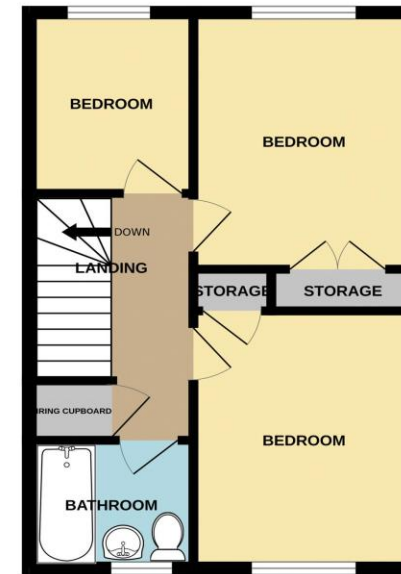
Outside Single garage, driveway, rear garden



GROUND FLOOR



1ST FLOOR



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.