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18 South Street

18, South Street, Holcombe Rogus, Wellington, TA21 0PF



Wellington 6 miles | Taunton 12.3 miles |  
Tiverton 11.3 miles

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## A three bedroom property set in the heart of Holcombe Rogus.

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- End of terrace
- Three bedrooms
- Kitchen
- Sitting room
- Family bathroom
- Rear Garden
- Village location
- No onward chain
- Council Tax Band C
- Freehold

Guide Price £375,000



### SITUATION

The cottage occupies a central position within the highly regarded village of Holcombe Rogus, close to the Somerset/Devon border. The village is well served by a primary school, post office, garage, public house, village hall and parish church. The busy market town of Wellington is approximately 6 miles distant and offers an extensive range of shopping, leisure and educational facilities, together with access to the M5 motorway at junctions 26 and 27. Tiverton Parkway mainline railway station at Sampford Peverell, adjacent to Junction 27 of the M5, lies around 4 miles from the property.

### DESCRIPTION

A three-bedroom property offering characterful accommodation, comprising a kitchen, sitting room, three bedrooms and a family bathroom. Externally, the property benefits from a lawned garden.

### ACCOMMODATION

The front door opens into the kitchen, which is fitted with a range of matching wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer. Appliances include an oven with extractor hood over and an integrated fridge with freezer compartment, together with plumbing for a dishwasher. The room is finished with a quarry tiled floor and benefits from an understairs storage cupboard. Stairs rise to the first floor, while a door leads through to the sitting room. The sitting room enjoys triple aspect windows and features exposed beams, open fireplace and natural stone chimney breast, which extends along the principal wall.

To the first floor, the principal bedroom is positioned to the front of the property and includes a front-facing window and a fireplace alcove. Bedroom two also sits to the front and benefits from a built-in

cupboard. Bedroom three is located to the rear and has a flying freehold over the neighbouring property. Family bathroom, which comprises a panelled bath with mixer tap and shower over, pedestal wash hand basin, low-level WC, radiator, rear-facing window and a heated linen cupboard.

### OUTSIDE

Back door opens onto a concrete path that leads down to a lawned area.

### SERVICES

Mains electric and water. Oil boiler. Mobile coverage is variable outdoor with EE, O2, Three and Vodafone (Ofcom). This property has the benefit of ultrafast broadband (Ofcom).

### VIEWINGS

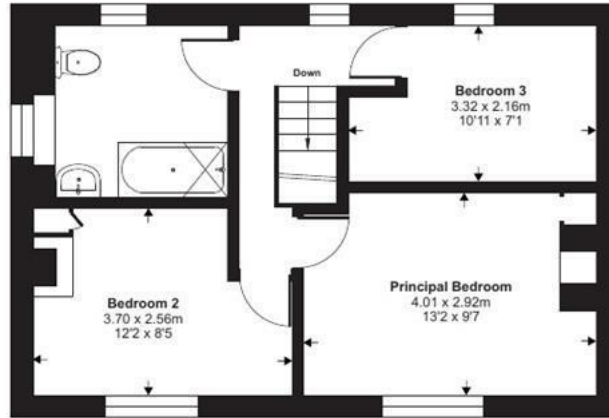
Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

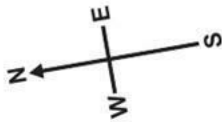
From the M5 motorway at junction 26 take the exit towards Wellington. At the roundabout with the A38 take the first exit towards Exeter and Tiverton and continue along here for about 4 miles passing The Beambridge Inn on the left hand side. Continue to the top of Whiteball Hill. At this point turn right crossing over the dual carriage signposted Greenham, Appley and Holcombe Rogus. After 1 mile turn left signposted Holcombe Rogus and follow the signs into the village. Continue past the pub taking the second turning left into South Street and after a short distance the property can be found on the left hand side.



Approximate Area = 782 sq ft / 72.6 sq m  
 Garage = 70 sq ft / 6.5 sq m  
 Total = 954 sq ft / 88.5 sq m  
 For identification only - Not to scale



First Floor

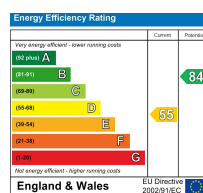


Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Stags. REF: 1453693

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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