



**GIBBINS RICHARDS**   
Making home moves happen

**60 Dobree Park, Rockwell Green, Wellington, TA21 9RX**  
**£245,000**

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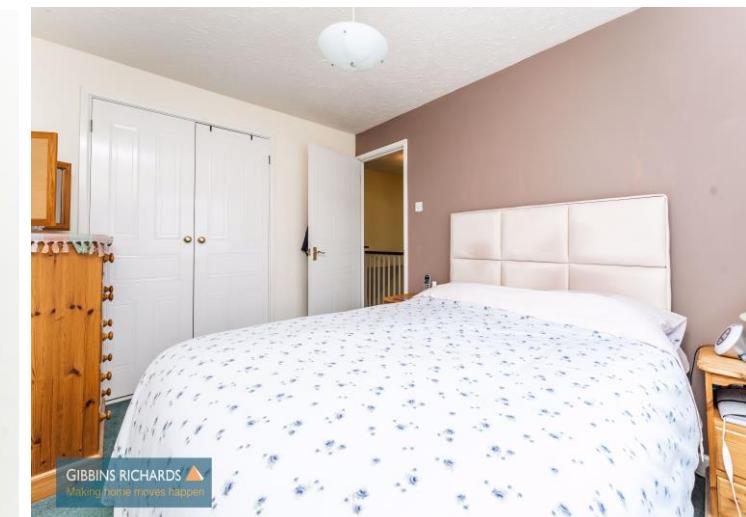
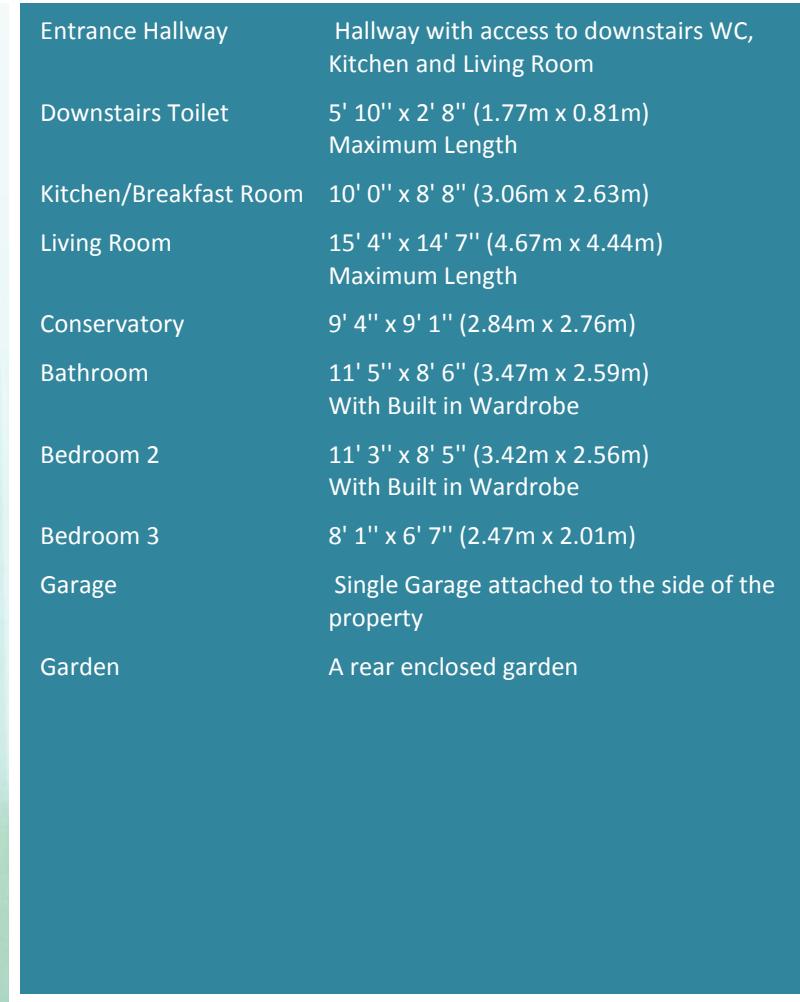
A well-presented three-bedroom semi-detached house located in the popular and well-established area of Dobree Park, Wellington. The property offers comfortable and well-balanced accommodation throughout, making it a practical choice for families, couples, or those looking to downsize. The ground floor features a welcoming entrance hall, a spacious living area, a well-proportioned kitchen with space for dining. It also benefits from a downstairs Toilet and Conservatory to the rear. Upstairs are three good-sized bedrooms and a family bathroom. Offered for sale with no onward chain, this is an excellent opportunity to purchase a well-cared-for home in a desirable residential location close to local amenities, schools, and transport links.

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

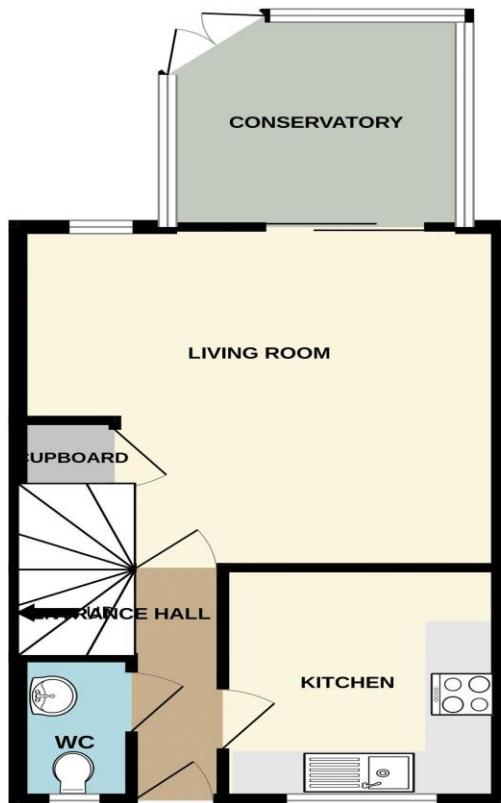
The town boasts an abundance of boutique, independent shops and national stores. There are plenty of things to do, all with countryside on the doorstep. Wellington is also home to a public school, Wellington School, and Courtfields Community school. There is a 1930s cinema, arts centre, cricket, rugby and football clubs, sports centre with swimming pool, as well as a Grade II listed formal park / gardens, playparks and so much more which adds to this community. The M5 is accessed within a 5 minute drive from this development as well as Lidl supermarket and bus services. A convenient and friendly place to live

No onward chain  
Attractive, low maintenance, rear garden  
Wonderfully spacious semi-detached home  
Driveway & garage  
Internal viewing highly advised  
Quiet location

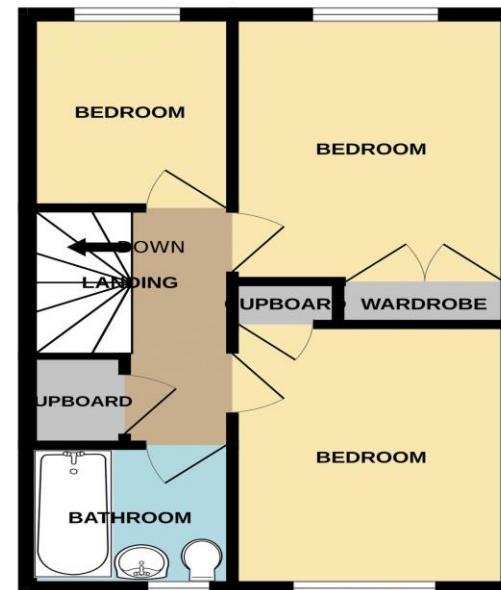




GROUND FLOOR



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. The plan is for identification purposes only and should not 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.