



Location: Rockwell Gate is situated in a central position within Rockwell Green which has a good range of amenities including convenience store, public house, local butchers, Church, primary school and a fish and chip shop. There is a regular bus service to Wellington town centre which has a larger range of both independently run shops and larger national stores to include the well renowned Waitrose. The town also benefits from an assortment of both educational and leisure facilities such as a Sport Centre with its own swimming pool and local cinema. The bus service continues to the County Town of Taunton which is approximately 9 miles distant and the M5 can be found just outside the town at Junction 26.

Directions: From our Wellington town centre office proceed in the Exeter direction into Fore Street which becomes Mantle Street. Continue along this road and on approaching the traffic lights in Rockwell Green, the property can be seen on the right hand side, as indicated by our For Sale board.

Agent notes: The property is offered to market leasehold with an annual service charge of £552 per annum to 'Rockwell Gate Management Company' . This cost covers the maintenance the exterior of the building, doors, windows and car park area.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

Property Location: w3w.co//engineers/mainly/zapped

Council Tax Band: A

Construction: Block, externally rendered

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

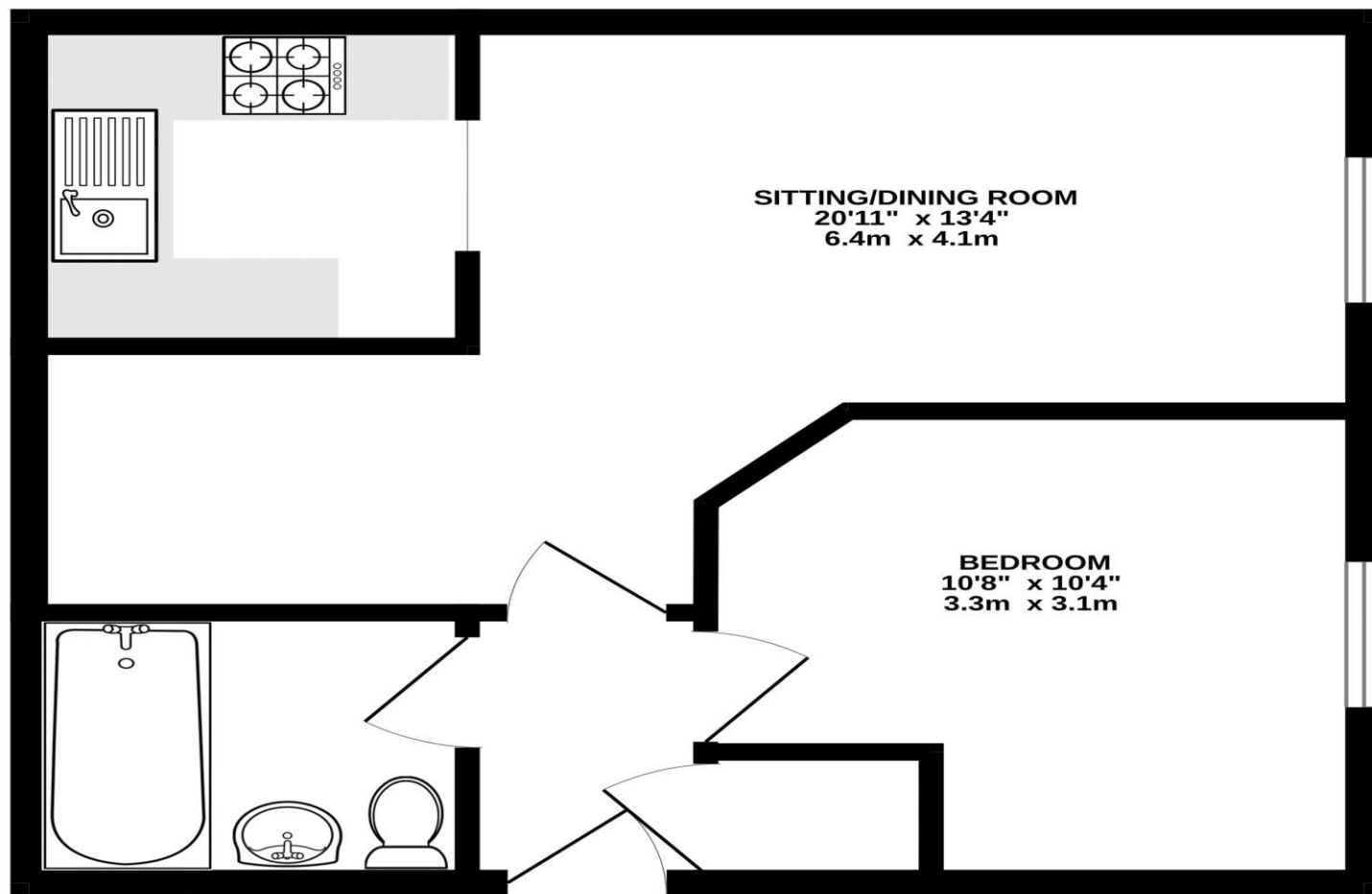
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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2 Rockwell Gate is a one double bedroom ground floor apartment conveniently located within close walking distance of a range of amenities and bus route into Wellington.

The property was built in 2002, offers a well balanced accommodation which briefly comprises; front door opens into communal hallway with a further front door into Flat 2.

There is a spacious open plan sitting/dining room which is cleverly designed to offer two separate spaces, creating flexibility for an incoming buyer. The kitchen is fitted with a range of wall and base units and can be directly accessed from the reception room.

The sleeping accommodation comprises a double bedroom serviced by the bathroom with a three piece suite including a shower over the bath.

Externally, the property benefits from off road parking for one vehicle.



- One double bedroom ground floor apartment
- Close to local amenities
- Gas fired central heating
- Double glazing
- Allocated parking space
- NO ONWARD CHAIN

