4 Rockwell Gate, Rockwell Green
Wellington TA21 9EB
£132,500 Leasehold with a share of the Freehold

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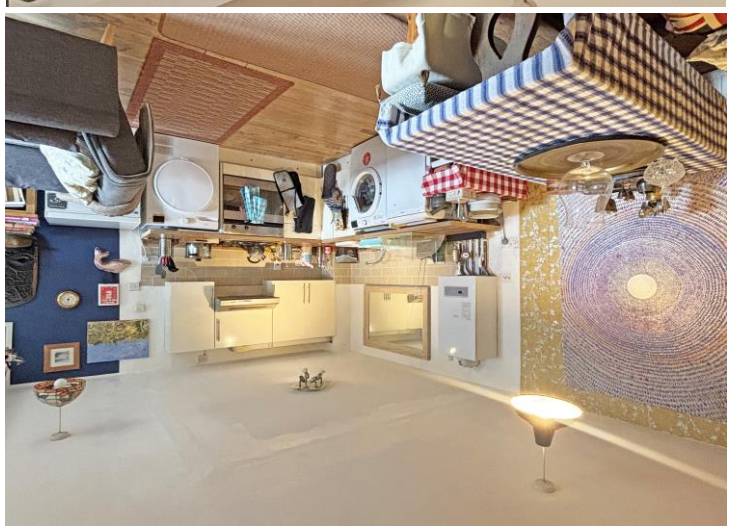
Wilkie May & Tuckwood



LEASE INFORMATION: This property is for sale Leasehold with a share of the Freehold. The lease is 999 years from 1st October 2002 with a monthly fee of £46 payable to Rockwell Gate Management Company Limited. The owner of number 4 has a share of the Freehold for the building alongside the other owners.

LOCATION: Rockwell Gate is situated in a central position within Rockwell Green which has a good range of amenities including convenience store, Italian restaurant, Post Office, 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.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold with a share of the Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, mains drainage, gas central heating, telephone
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///tactical.period.landlords
Council Tax Band: A
Construction: Rendered outer leaf under a slate roof
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.

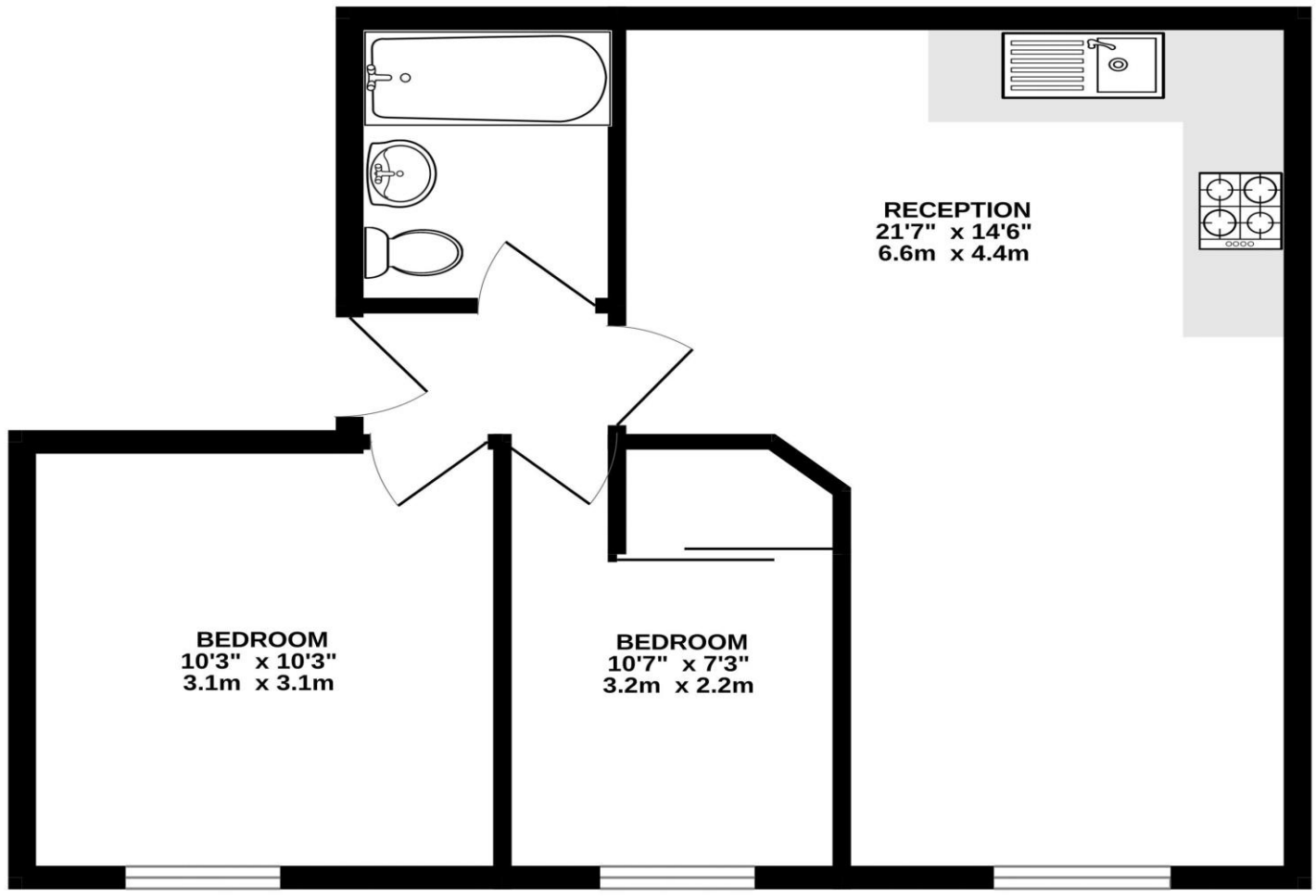
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Property Ombudsman rightmove

Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 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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A two bedroom first floor apartment conveniently located within close walking distance of a range of amenities and bus route. Further benefiting from an off road parking space.

The accommodation comprises in brief; main front door leads through to the communal entrance hall with stairs rising to the first floor where the door to number 4 can be found on the left hand side.

Upon entering the apartment, there is a hallway with doors to all rooms including the large open plan reception space which offers ample room for living and dining furniture with a window to the front elevation. The kitchen is fitted with wall and base units, an integrated oven and hob and space for appliances.

There are two bedrooms with bedroom two having the added benefit of a fitted wardrobe for storage. These are serviced by the bathroom which is fitted with a three piece white suite with a shower over the bath.

Externally, the property is set back from the road with off road parking for one vehicle.

- **Two bedroom first floor apartment**
- **Off road parking**
- **Close walking distance to a range of amenities and a bus route**
- **Gas fired boiler installed in 2024 with Hive controls**