



GIBBINS RICHARDS  
Making home moves happen

44 Lancock Street, Rockwell Green, Wellington TA21 9RS  
£250,000

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### Semi detached/ Three bedrooms/ Cul de sac

A well-presented three bedroom semi-detached home situated in a popular residential area of Wellington, offering comfortable living space, a garage, driveway parking and attractive gardens. The accommodation is well laid out and ideal for family living. On the ground floor, an entrance hall leads to a bright kitchen/breakfast room, a spacious sitting/dining room and a convenient cloakroom. Upstairs, the property offers three bedrooms. Two of the bedrooms benefit from fitted cupboards providing useful storage space, while the third bedroom would also work well as a child's room, guest room or home office. A family bathroom serves the first floor. Outside, the property benefits from a driveway providing off-road parking and access to a garage. The front and rear gardens are mainly laid to lawn, offering a pleasant outdoor space. This property presents an excellent opportunity for first-time buyers, families or investors seeking a well-located home.

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 754 sq.ft/ 70.1 sq.m.

Semi detached house

Driveway and garage

Useful storage space

Cul de sac position

First-time buyers, families or investors

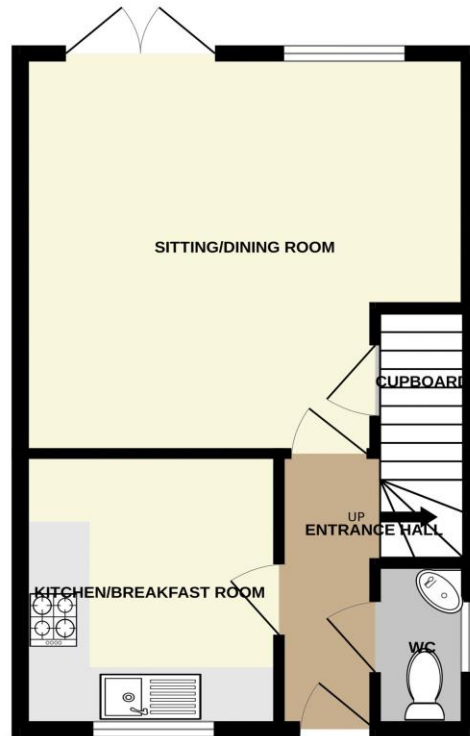




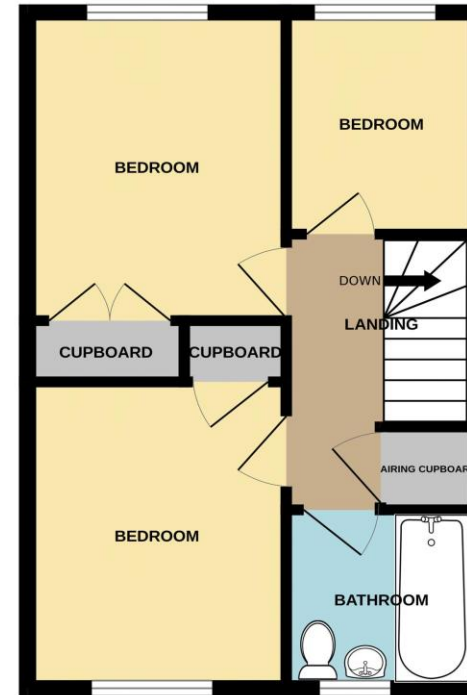
Accommodation	
Entrance Hall	
Cloakroom	
Kitchen/Breakfast Room	10' 1" x 8' 7" (3.07m x 2.61m)
Sitting/Dining Room	15' 4" x 14' 8" (4.67m x 4.47m)
Bedroom	11' 5" x 8' 6" (3.48m x 2.59m)
Bedroom	11' 4" x 8' 6" (3.45m x 2.59m)
Bedroom	8' 2" x 6' 7" (2.49m x 2.01m)
Bathroom	6' 6" x 6' 6" (1.98m x 1.98m)
Outside	Driveway, Garage, Garden



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.1 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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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.

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