



30 Dobree Park, Rockwell Green, Wellington TA21 9RX

£345,000

GIBBINS RICHARDS   
Making home moves happen

A very well positioned three bedroom detached house forming part of the popular and well established Dobree Park development to the west of Wellington town centre. This particular property offers spacious accommodation in the form of an entrance hall, ground floor cloakroom, open plan sitting/dining room, kitchen and to the first floor are three bedrooms, the master with en-suite shower room, and a family bathroom. The property has an integral garage (which could be augmented to provide further living space if required, subject to planning permission). There is hard standing parking at the front for two to three cars and an enclosed rear garden. The property is served by gas central heating and is fully double glazed. The current owners have maintained the property well in recent years, whilst leaving scope for further improvement if required.

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

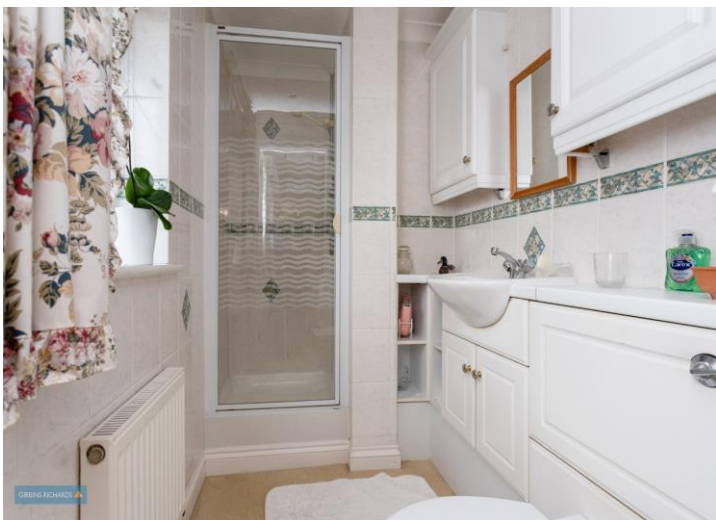
Dobree Park is a fantastic popular development built at the turn of the century and is now an established mixture of two/three/four and five bedroomed family homes. There are level walks through to Rockwell Green's local amenities including late shop, take away, public house and post office. There are also numerous bus stops through to Wellington.

THREE BED DETACHED IN POPULAR LOCATION  
SPACIOUS ACCOMMODATION  
DRIVEWAY AND GARAGE  
FRONT AND REAR GARDENS  
MASTER BEDROOM WITH EN-SUITE  
OPEN PLAN SITTING/DINING ROOM  
GAS CENTRAL HEATING  
DOUBLE GLAZING

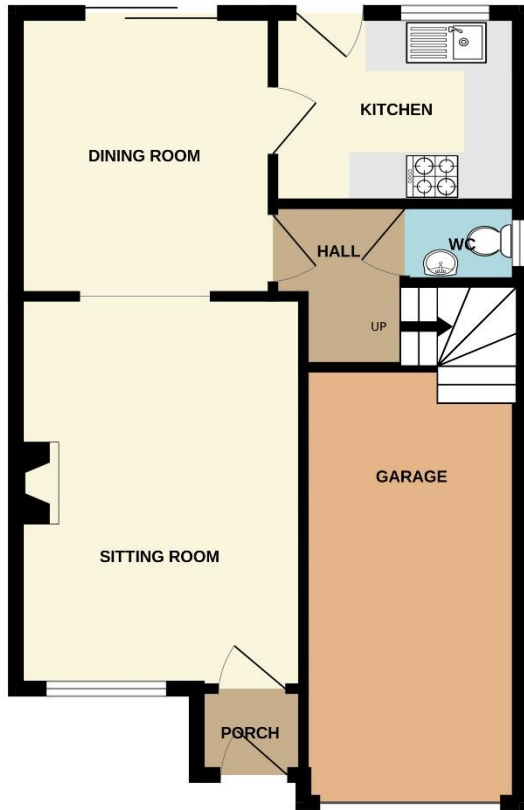




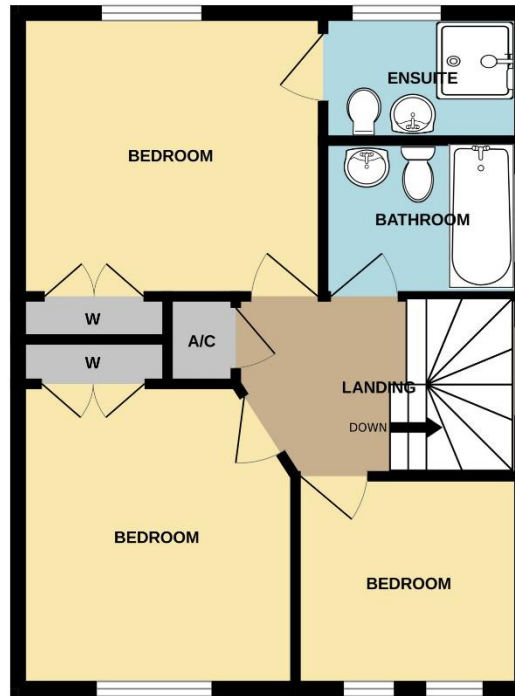
Entrance Hall	14' 6" x 10' 5" (4.42m x 3.17m)
Dining Room	10' 5" x 9' 4" (3.17m x 2.84m)
Kitchen	9' 5" x 7' 2" (2.87m x 2.18m)
Cloakroom	
Inner Hallway	Stairs to first floor.
First Floor Landing	Airing cupboard.
Bedroom 1	11' 4" x 10' 6" (3.45m x 3.20m)
En-suite	Three piece en-suite with shower cubicle.
Bedroom 2	10' 7" x 10' 6" (3.22m x 3.20m) Built-in wardrobe.
Bedroom 3	8' 5" x 7' 10" (2.56m x 2.39m)
Family Bathroom	7' 6" x 5' 6" (2.28m x 1.68m)
Outside	To the front of the property is parking two/three vehicles and leads to the garage. There is a lawned area with flower borders. The rear garden is enclosed and well stocked with pleasant view out towards the attractive and historical Rockwell Green water towers.



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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.

Made with Metropix ©2023

The agent has not seen any appliances, 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 £30 + VAT (£36) 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk