



9 Meadowside, Rockwell Green, Wellington TA21 9DU

£229,950

**GIBBINS RICHARDS**   
Making home moves happen

A two bedroom bungalow backing onto open countryside and situated within a quiet cul-de-sac position. The property benefits from a modern kitchen and bathroom, double glazing, gas fired central heating as well as good sized front and rear gardens.

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

Rockwell Green offers a range of local amenities such as the primary school, shop and takeaway as well as the post office and pub a little further away. Wellington is a mile to the east and offers a range of more comprehensive facilities. There are plenty of cycle paths, dog walks and areas of particular interest to this part of town, and transport links are excellent through to the A38 and M5 motorway.

TWO BEDROOM BUNGALOW  
GOOD SIZED FRONT AND REAR GARDENS  
QUIET CUL DE SAC POSITION  
MODERN KITCHEN AND BATHROOM  
GAS CENTRAL HEATING AND DOUBLE GLAZING  
BACKING ON TO OPEN FIELDS  
EASY ACCESS TO LOCAL AMENITIES  
COUNCIL TAX BAND B





Entrance Porch

Sitting Room 13' 5" x 11' 3" (4.09m x 3.43m)

Kitchen 10' 8" x 8' 2" (3.25m x 2.49m)

Utility room /  
Breakfast Room 10' 2" x 8' 0" (3.10m x 2.44m)

Inner Hallway

Shower Room

Bedroom One 11' 7" x 9' 7" (3.53m x 2.92m)

Bedroom Two 8' 6" x 8' 4" (2.59m x 2.54m)

Outside The front, the property is set back with front garden and pathway leads to the property. The rear garden has been designed with low maintenance in mind and is laid to artificial lawn with areas of patio and raised decking providing an great entertaining space.



**GROUND FLOOR**  
568 sq. ft. (52.8 sq. m.) approx.



TOTAL FLOOR AREA : 568 sq. ft. (52.8 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 £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.

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