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7 Whitebrook Terrace

7, Whitebrook Terrace, Holcombe Rogus, Wellington, Devon TA21 0PY



Wellington 7 miles | M5 (J27) 4 miles

A well presented family home with 3 bedrooms in a well sought after village with countryside views

- End of terrace property
- Three bedrooms
- Sitting room
- Kitchen/Diner
- Bathroom
- Rear garden/Off road parking
- Village Location
- No Onward Chain
- Council Tax Band B
- Freehold

Guide Price £325,000

#### SITUATION

Set within the sought-after village of Holcombe Rogus, close to the Somerset–Devon border, this location benefits from a vibrant community offering a primary school, church, public house, garage, and village hall. The village also falls within the catchment area for the highly regarded Uffculme School. Wellington lies approximately 7 miles away, providing a range of independent shops and leisure facilities, while Taunton is around 14 miles distant. To the west, the city of Exeter is about 22 miles away, offering an excellent modern shopping centre, a range of schools, a university, theatres, and an international airport.

#### DESCRIPTION

A well presented family home set within a highly sought-after village, enjoying far-reaching countryside views. The accommodation comprises three bedrooms and a family bathroom on the first floor, with a spacious sitting room and an open-plan kitchen/dining room on the ground floor. Offered to the market with no onward chain.

#### ACCOMMODATION

Front door leads to a welcoming entrance hallway, with stairs rising to the first floor and doors leading to all principal rooms. The sitting room is a dual-aspect space featuring an open fireplace with wooden surround and attractive views over both the front and rear gardens. The dual-aspect kitchen/dining room is fitted with matching wall and base units with work surfaces over, an integrated oven with hob and extractor above, and a single inset sink with tiled splashback. There is space for a washing machine, a cupboard housing the boiler, and a door giving access to the rear garden.

To the first floor, the landing provides access to all rooms. Bedroom One is a generous double with a front aspect and built-in wardrobe. Bedroom Two is also a double room enjoying views over the rear garden, while Bedroom Three is a single room with a front aspect. The family bathroom is fully tiled and fitted with a white suite comprising a panelled P-shaped bath with shower attachment and screen, low-level WC, and pedestal wash basin, with windows to the rear and side.

#### OUTSIDE

The rear garden features a gravelled patio area accessed from the kitchen, which opens onto a lawn bordered by mature trees and shrubs. The garden benefits from a storage shed, greenhouse, and full enclosure by fencing. Towards the far end are vegetable beds, an additional seating patio, and delightful views across open countryside. To the front, the property is approached via a gravelled parking area with steps rising to the front door. The area is enclosed by fencing and accessed through two five-bar gates.

#### SERVICES

Mains water, electricity and drainage are connected. Solar Panels. Boiler installed in 2024. Mobile coverage is good outdoor with EE, O2, Three and Vodafone (Ofcom). This property benefits from Superfast broadband (Ofcom).

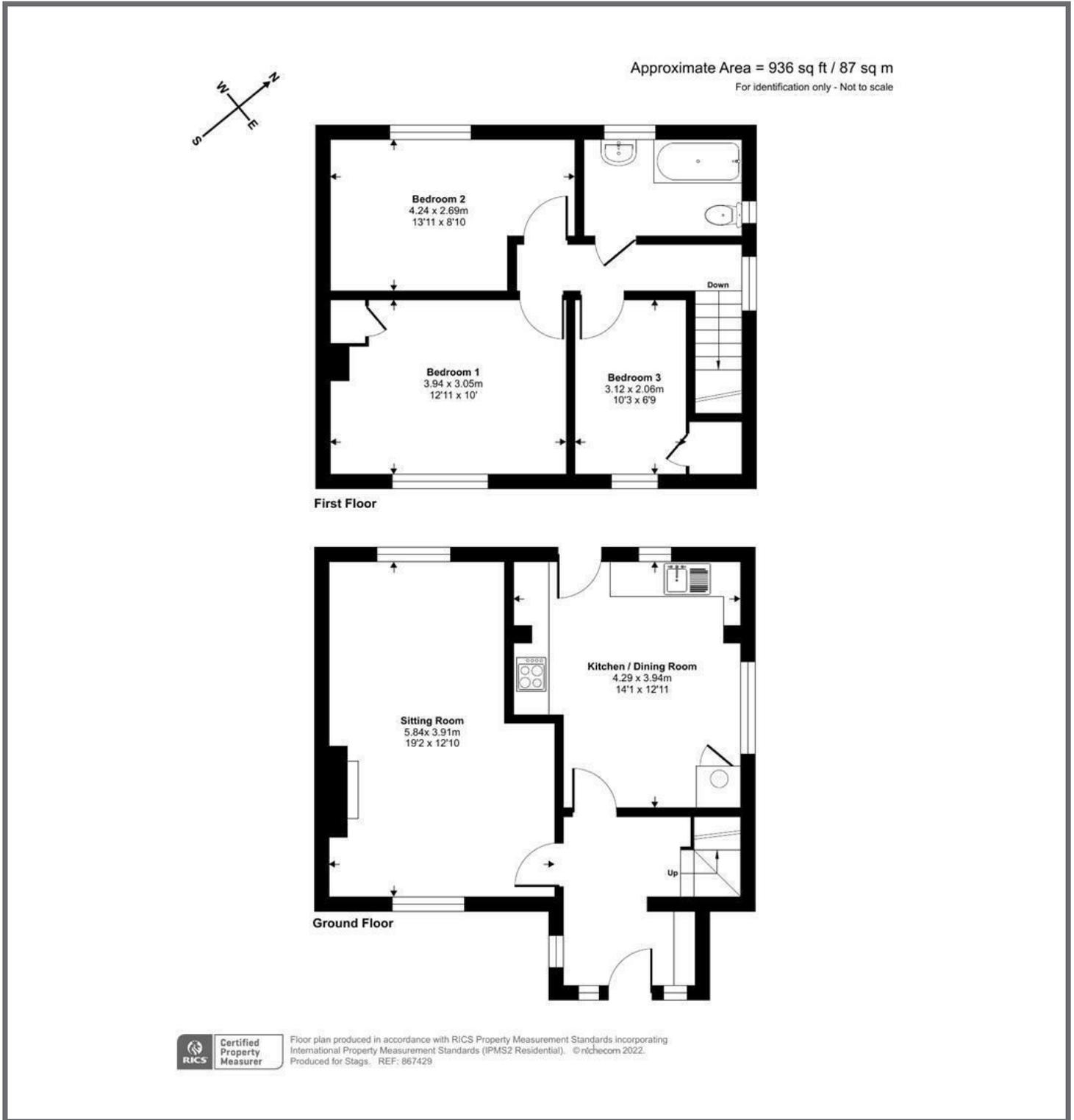
#### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

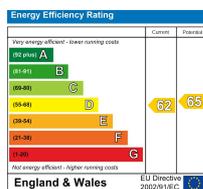
#### DIRECTIONS

From Wellington head in a westerly direction and after approximately 3 miles continue up Whiteball Hill passing The Beambridge Inn on your left hand side. At the top of the hill turn right signposted Greenham, Appley and Holcombe Rogus and after a further one mile turn left signposted Holcombe Rogus. Follow the signs into the village passing the public house on your left hand side taking the next turning left into Frog Lane. At the next junction turn left and follow this lane for approximately a third of a mile and Whitebrook Terrace will be found on your left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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