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8 Warren Street



8 Warren Street, Rockwell Green, Wellington, Somerset TA21 9RY



Wellington 1.2 miles | Taunton 8.4 miles |  
M5 (j26) 3 miles

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## Attractive 4 bedroom family home located on the outskirts of Wellington

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- Detached Family Home
- Sitting Room
- Dining Room
- Kitchen
- Utility & Cloakroom
- Bathroom & En-suite
- Garden
- Garage and Parking
- Council Tax E
- Freehold

Offers In Excess Of  
£400,000



### SITUATION

Warren Street is situated in this popular development in Rockwell Green which is located within just over a mile of the town centre where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.5 miles of the property and the County Town of Taunton within 8.4 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

This attractive family home located on the outskirts of Wellington boasts a sitting room, dining room, kitchen, utility with cloakroom, 4 bedrooms, one with en-suite and a family bathroom. To the outside is an enclosed garden with a garage and parking to the front.

### ACCOMMODATION

From the covered storm porch, the front door leads into the hallway with stairs rising to the first floor, under stairs storage cupboard and doors leading to all rooms. The sitting room has double glass doors to the dining room, a window to the front and coal effect gas fire. Dining room with sliding patio doors to the rear garden. Kitchen has matching wall and base units, built in oven, gas hob, space for a dishwasher, one and a half bowl sink unit with window to the garden. Utility with space for washing machine and tumble dryer, wall mounted boiler and door to the rear and door to the Cloakroom with low level WC and wash hand basin.

The first floor landing leads to all rooms with airing cupboard. Master bedroom

with window to the front and a built in wardrobe. En-suite with low level WC, pedestal wash hand basin with storage cupboards, tiled splashback and cubicle shower. Bedroom 2 with window to the rear. Family bathroom has tiled walls with panelled bath and a hand shower attachment, pedestal wash hand basin and low level WC. Bedroom 4 with window to the rear and built in wardrobe. Bedroom 3 with window to the front and storage cupboard.

### OUTSIDE

To the rear, the garden is mainly laid to lawn with mature flower and shrub borders with a patio, ideal for entertaining and a further decked area. There is a pedestrian side gate giving access to the front along with a garden storage shed. The property is approached via the driveway with parking for 2 cars and a single garage, with a gravelled area ideal for planters.

### SERVICES

All mains services are connected with Gas central heating.

### VIEWINGS

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

### DIRECTIONS

From the traffic lights in the centre of Wellington, proceed along Fore Street passing the cinema and petrol station on your left hand side. At the next set of traffic lights in the centre of Rockwell Green proceed straight across taking the first turning on the right into Dobree Park. At the small t-junction turn right into Warren Street and No.8 will be seen on the right hand side.

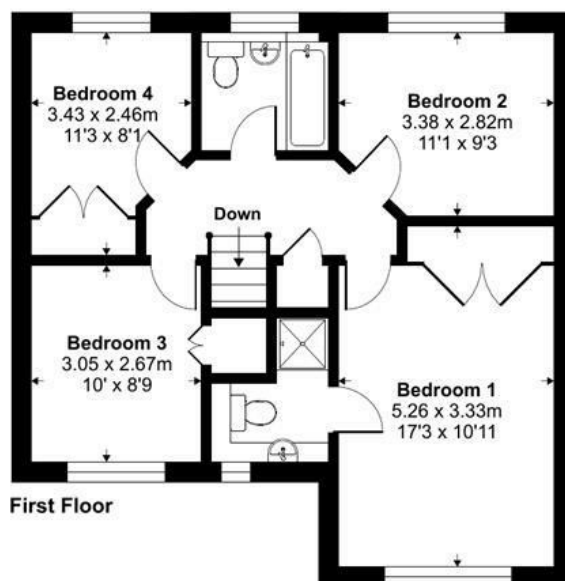
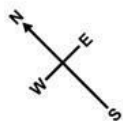




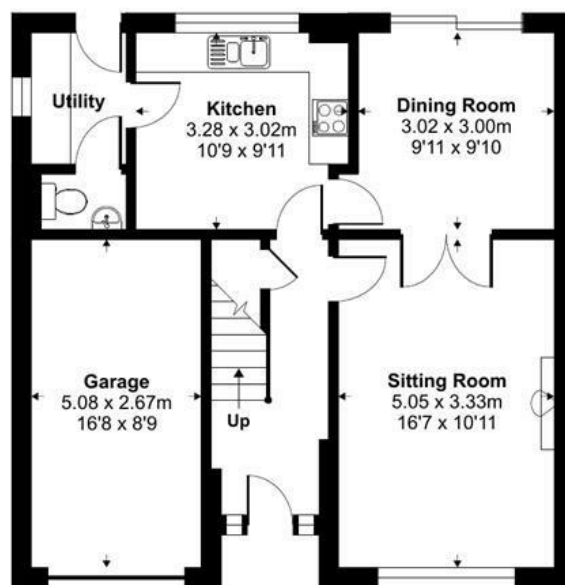
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Approximate Area = 1345 sq ft / 125 sq m (includes garage)

For identification only - Not to scale



First Floor



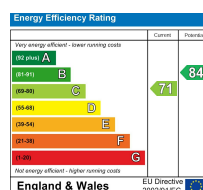
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 941400

These particulars are a guide only and should not be relied upon for any purpose.

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