

#### SITUATION:

Eight Acre Lane is situated on the prestigious south side of Wellington with Wellington School playing fields to the front of the property. It is a popular location for people wishing to be within walking distance of the town yet have equal ease of access out towards the Wellington Bypass in turn giving access to the M5 at Junction 26. Wellesley Park Primary School is just a short walk away as is Wellington Junior and Senior Schools.

#### DIRECTIONS:

From our office in the town centre follow South Street heading away from the town, passing Wellington School and at the second mini roundabout turn right into Eight Acre Lane where the property will be found a short distance along on the left hand side.

#### AGENTS NOTE:

As with properties of this age there is a shared right of way across other properties to the rear.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, electric heating.

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co//seemingly.engage.area](http://w3w.co//seemingly.engage.area)

**Council Tax Band:** A

**Construction:** Brick with a external render under a tiled roof

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** very low

**Rivers and the Sea:** very low

**Reservoirs:** Unlikely

**Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

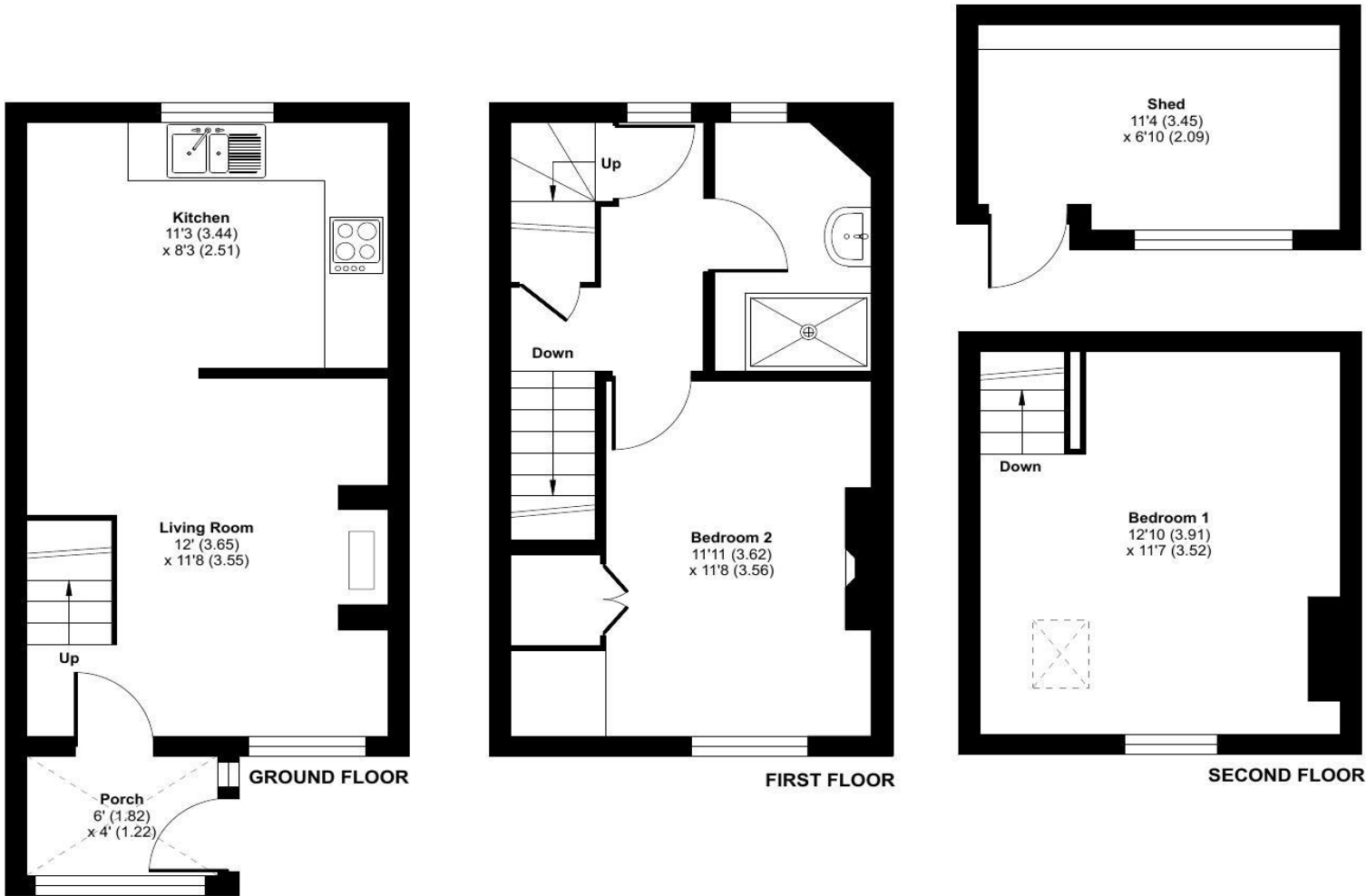


# Eight Acre Lane, Wellington, TA21

Approximate Area = 637 sq ft / 59.1 sq m  
 Outbuilding = 75 sq ft / 6.9 sq m  
 Total = 712 sq ft / 66 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1239425

23 Eight Acre Lane sits on the sought after South side of Wellington and is tucked away in a little-known location which is peaceful and enjoys views over the prestigious Wellington School.

The accommodation is arranged over three floors and briefly comprises a useful porch, ideal for shoes and coats with an inner door leading into the sitting room. The sitting room has a welcoming and cosy feel and benefits from a recently installed log burner sat on a brick hearth creating a real focal point to the room. From this room stairs rise to the first floor. The kitchen expands the width of the home towards to rear and offers space for all kitchen appliances along with a range of shelving and characterful beams.

To the first floor there is a double bedroom which is fitted with an array of wardrobes and enjoys views over the rear garden. The shower room services both bedrooms and is fitted with a white suite including a walk-in shower cubicle with an electric shower and a heated towel rail. From the landing, stairs rise to the second double bedroom which offers space for everyday essentials and enjoys plenty of natural light via a Velux window and a feature window overlooking the front aspect. Outside, the property is approached via a shared pathway leading to all properties in the terrace.

The delightful cottage garden is fully enclosed and offer an area of lawn, mature planting and a useful brick-built storage area/workshop which could be used for a multitude of purposes. The garden has been carefully designed to reflect the style of the cottage. The property is presented in good decorative order throughout with services connected. Benefiting from uPVC double glazing and electric heating, this is an excellent first-time buyer's home or downsize opportunity.



- Delightful two bedroom cottage
- South side of Wellington
- Three storey
- Characterful cottage style garden
- Quiet location
- Views over Wellington School grounds