



26, Eight Acre Lane



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Wellington, Somerset TA21 8PS

Wellington town 0.25 miles/Taunton 6 miles/M5 (J28) 1.4 miles

An impressive four bedroom detached property in this sought after location.

- Four Bedrooms
- Kitchen/Breakfast Room
- Family Room
- Landscaped Gardens
- Freehold
- Family Bathroom & Master En Suite
- Sitting Room
- Sun Room & Snug
- Double Garage
- Council Tax Band F

Offers In Excess Of £700,000

SITUATION

Situated on the south side of Wellington, in a popular area within walking distance from the town centre, which offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway. The County Town of Taunton is within 6.5 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DESCRIPTION

An impressive detached house located in tucked away private location. Comprising of a entrance hallway, kitchen/ breakfast room, sitting room, sun room and further family room, snug, and cloakroom on the ground floor. On the first floor there are four bedrooms with the master bedroom having a dressing area and en-suite shower room. Complementing this floor is a family bathroom with separate WC. Outside are landscaped gardens to front and rear, parking and double garage. Internal inspection is recommended.



ACCOMMODATION

Door into hallway with door to cloakroom. Kitchen/Breakfast room comprises a range of matching units, with worktops and inset sink, built in eye level double oven and hob, integrated dishwasher and fridge/freezer. From the kitchen double doors open into the sun room/reception room, a delightful light room with patio doors to the garden. Sitting room with feature fireplace and bay window to rear. Hallway with stairs to first floor and further door to the rear garden. Further family room with fireplace and bay window overlooking the rear garden. Study with window to front and door giving access to the garage.

On the first floor there are 4 bedrooms, with the master bedroom having a dressing area and en-suite shower with the benefit of built in wardrobes. Bedroom 2 and 3 both are double again with built in wardrobes. Family bathroom with suite comprising panelled bath, shower cubical, wash basin and separate WC.

OUTSIDE

To the front of the property is a driveway and parking for several cars with double garage with inspection pit. There is an area of lawn, shrubs and planted borders. The rear garden can be accessed at the side of the property and is mainly laid to lawn, with large patio area ideal for entertaining, with mature planted borders, trees and hedging.

SERVICES

All mains services. Solar panels with battery storage. Electric car charging point This property has the benefit of superfast broadband(Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom).

VIEWINGS

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

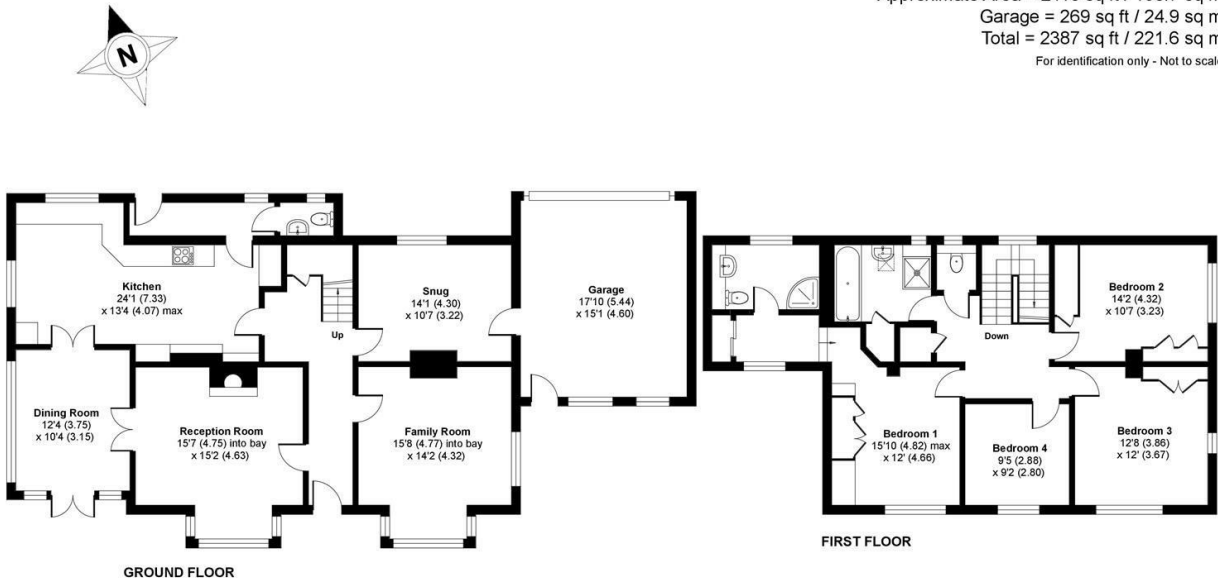
DIRECTIONS

From the Wellington town centre turn into South Street and proceed past Wellington School and at the mini roundabout turn right into Eight Acre Lane. The property can be seen approximately 250 metres along on the left hand side



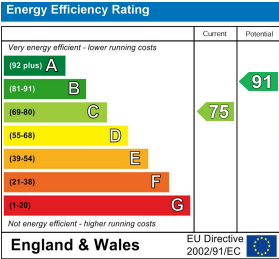
Eight Acre Lane, Wellington, TA21

Approximate Area = 2118 sq ft / 196.7 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 2387 sq ft / 221.6 sq m
For identification only - Not to scale



ychecom 2025.

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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