



48 Acre Cottages Buckwell, Wellington TA21 8TA

£200,000

**GIBBINS RICHARDS**   
Making home moves happen



Escape to the comfort of this delightful two bedroom period cottage situated in a tucked away position close to the town, offering a driveway to the front. The property has been recently refurbished by the current owner including a new kitchen, bathroom, boiler and re-decoration throughout. Perfect for those seeking a cosy character home which offers a blend of charm, convenience and comfort. Energy Rating: C-72

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

Buckwell is a prime location ideally located close to the town, offering convenience to nearby independent shops, supermarkets, cafes, bus stops and restaurants. In terms of amenities Wellington offers a good range of schools, healthcare facilities and recreational options all surrounded by beautiful countryside.

CHARMING PERIOD COTTAGE IN PRIME LOCATION  
WELL PRESENTED THROUGHOUT, INCLUDING A NEW KITCHEN & BATHROOM  
GAS CENTRAL HEATING AND DOUBLE GLAZING (BOILER REPLACED 2023)  
INVITING APPROACH TO THE PROPERTY THROUGH ITS FRONT GARDEN  
(SHARED PATHWAY WITH NEIGHBOUR)  
ATTRACTIVE REAR COURTYARD AND USEFUL OUTBUILDINGS  
CONVENIENT TO THE TOWN CENTRE AND GREAT ACCESS TO THE M5 & A38  
DRIVEWAY FOR OFF-ROAD PARKING  
A PERFECT CHOICE FOR THOSE SEEKING THEIR FIRST HOME







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## Accommodation

### Entrance Porch

Sitting Room 12' 11" x 12' 8" (3.93m x 3.86m)

Kitchen / Breakfast Room 12' 7" x 10' 9" (3.83m x 3.27m)

### First Floor Landing

Bedroom One 12' 8" x 13' 0" (3.86m x 3.96m)

Bedroom Two 10' 9" x 6' 3" (3.27m x 1.90m)

### Bathroom

Outside: The property is approached through its spacious front garden which is laid to lawn, with a new shed for storage and a pathway which is shared with the neighbour. There is a driveway for off-road parking to the front, along with an attractive rear courtyard with useful outbuilding.



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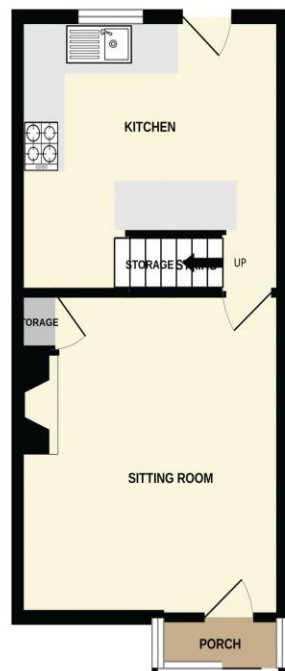


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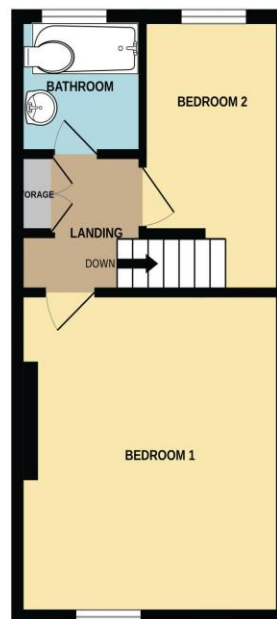


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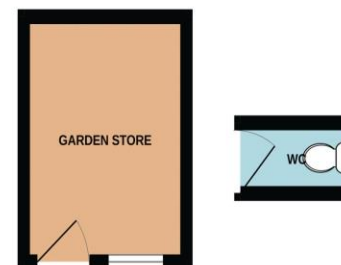
GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



OUTBUILDINGS  
91 sq.ft. (8.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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