



21 Eight Acre Lane



Wellington town 0.4 miles | Taunton 6 miles

A spacious cottage arranged over three storeys, located on the south side of Wellington.

- 4 Bedrooms
- Family Bathroom
- Dressing Room/Study
- Kitchen/Diner
- Sitting Room
- Cloakroom
- Garden
- No Onward Chain
- Freehold
- Council Tax Band B

Guide Price £270,000

SITUATION

Located on the south side of Wellington, this desirable area is within walking distance of the town centre, which provides a wide variety of shopping, leisure, and educational facilities, as well as convenient access to the M5 motorway. The County Town of Taunton lies just 6.5 miles away, offering an even broader selection of amenities along with a mainline rail service to London Paddington.

DESCRIPTION

Set in a tucked away position on the south side of Wellington, within easy walking distance of Wellington town centre. This character cottage, formerly two cottages, has been carefully converted into what is now a substantial family home, with accommodation spanning three floors. The accommodation consists of a kitchen/dining area, sitting room, cloakroom, four bedrooms, dressing room/study and family bathroom. To the rear, there is a private garden. The property is offered for sale with no onward chain.

ACCOMODATION

The front door opens into a tiled hallway with under-stair storage, cloakroom with WC and hand wash basin, and stairs rising to the first floor. The kitchen/dining room is fitted with a range of matching wall and base units with wooden work surfaces and a 1½ bowl sink unit. Integrated appliances include a dishwasher and extractor fan, and dual aspect windows overlook the rear. A sliding door leads to the sitting room at the front of the property, which features an exposed brick fireplace with inset wood-burning stove.

To the first floor, the landing provides access to a spiral staircase which leads to part of the second floor - A utility cupboard provides ample storage as well as plumbing for a washing machine and boiler. Bedroom

one is a good size double and, alongside bedroom two, is serviced by the family bathroom which is fitted with a white suite with shower over the bath. To the far end of the first floor landing, you will find a dressing room/study with built in wardrobes, additional under stairs storage and stairs rising to the second floor.

On the second floor, one side features a double bedroom, with a small door connecting to an adjoining room. Both rooms enjoy dual-aspect windows and each have their own staircase.

OUTSIDE

The front door is accessed via a pedestrian path past neighbouring cottages. The front garden is predominantly laid to lawn and features a patio area adjacent to the cottage, a decking area, and a timber shed providing storage to the rear.

SERVICES

All mains services. Good outdoor and in-home mobile coverage with EE. Good outdoor, variable in-home mobile coverage with O2, Three and Vodafone. (Ofcom). This property has the benefit from Ultrafast broadband (Ofcom.)

VIEWINGS

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

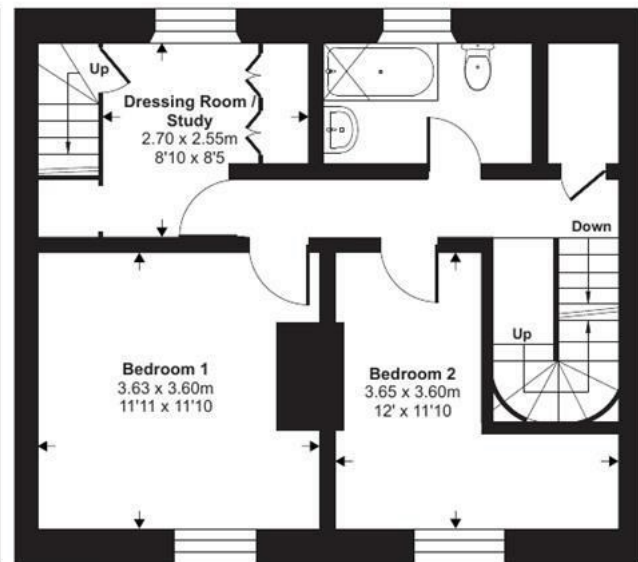
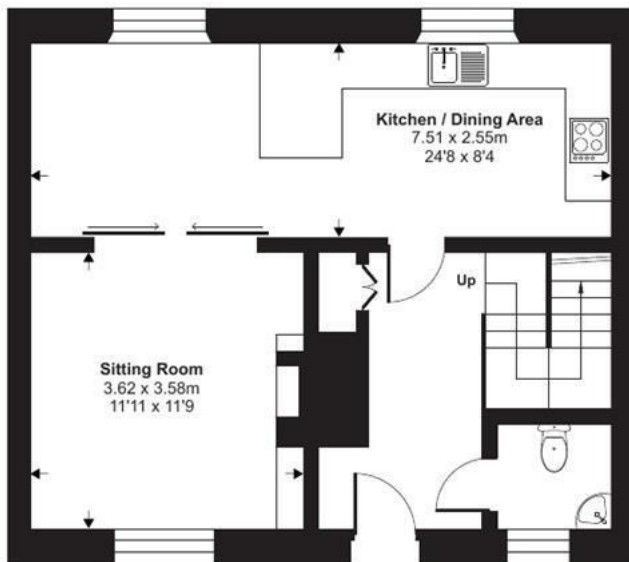
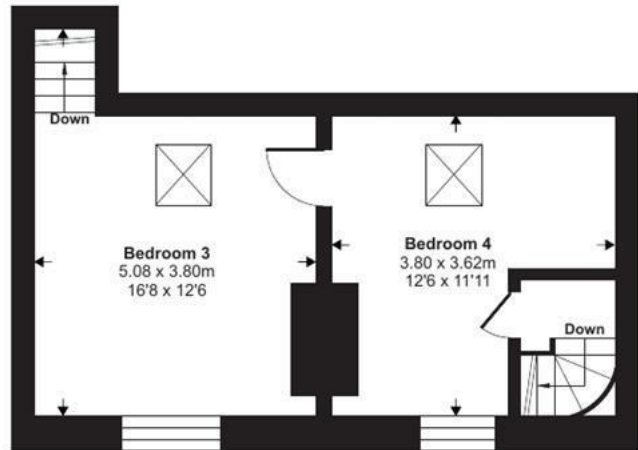
DIRECTIONS

From the Wellington office turn left onto South Street at the traffic lights, continue on that road for 0.2 miles and turn right onto Eight Acre Lane and the property can be found just after the Arts Association.



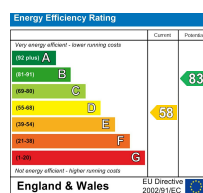
Approximate Area = 1377 sq ft / 127.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2025. Produced for Stags. REF: 1344998

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.



7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London