



LOCATION: 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.

DIRECTIONS: From our Wellington Office turn right towards the centre of the town, at the traffic lights turn left into South Street and continue along this road to the second mini roundabout. Take the 3rd exit into Eight Acre Lane. The property can be found a short distance past Wellington Arts Centre. A pathway will lead to the rear of the terrace properties, 16 Eight Acre Lane is the first property on the left hand side.

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, telephone

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

Property Location: w3w.co///roadways.terms.magnets

Council Tax Band: A

Construction: Solid brick and stone construction under a slate roof

Broadband and mobile coverage: We understand that there is good 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: 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>

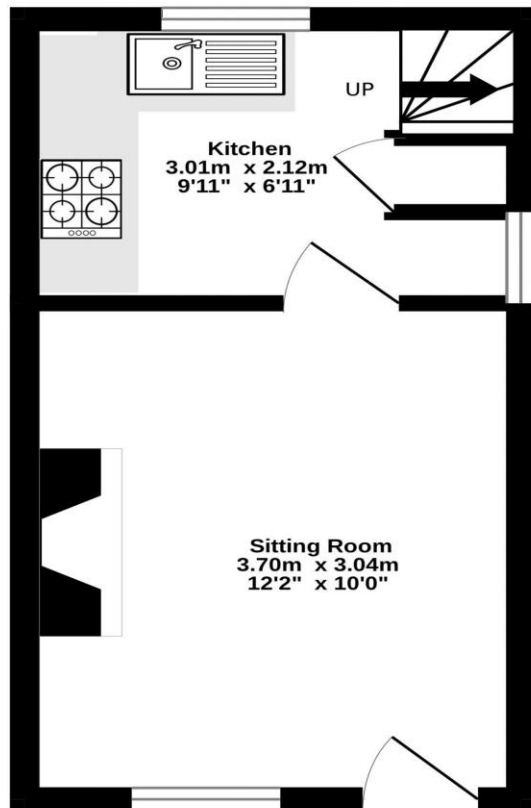
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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. Photographs taken and details prepared November 2022. 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:

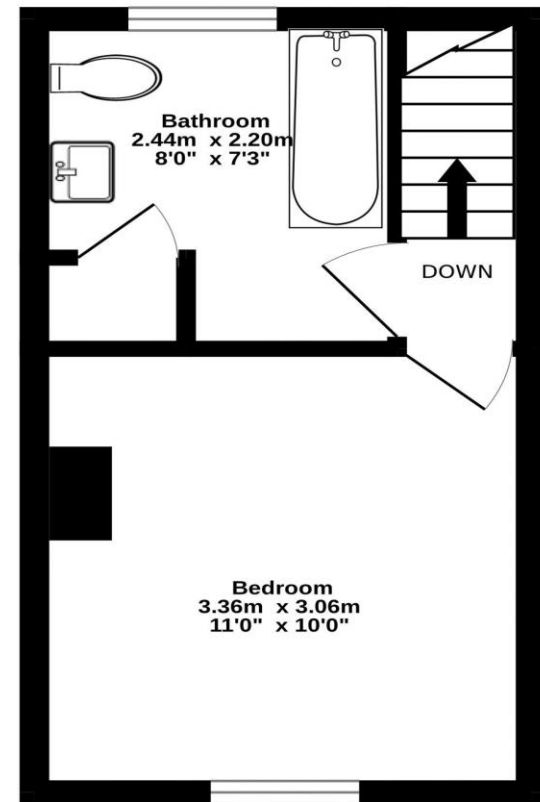
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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.

Ground Floor
17.7 sq.m. (191 sq.ft.) approx.



1st Floor
17.7 sq.m. (191 sq.ft.) approx.



TOTAL FLOOR AREA : 35.4 sq.m. (381 sq.ft.) 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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A beautifully presented 1 bedroom cottage set in a sought after, tucked away location on the south side of Wellington, within easy walking distance of the town centre.

The accommodation comprises in brief; sitting room overlooking the garden with ample room for furnishings and a delightful wood burning stove inset into a fireplace providing a welcoming focal point to the room. The window overlooks the front and features a lovely window seat, making the room light and airy.

The kitchen comprises a comprehensive range of modern wall and base units with contrasting wooden work surfaces, and space for a number of appliances to include fridge/freezer, washing machine and an integrated hob and cooker.

The bedroom is a good size double, serviced by the bathroom which is fitted with a white suite with a shower over the bath. The airing cupboard in the bathroom provides additional storage space. The bathroom window opens fully giving far reaching views across Wellington School playing fields.

Outside, the front door is approached via a pedestrian path which the neighbouring cottages also use. The garden lies to the front of the property and is an ideal space to sit out and relax. Predominantly laid to lawn with flower and shrub borders, there is a brick store alongside two further outbuildings. On road parking can be found nearby.



- Character cottage
 - Tucked away location on edge of town centre
 - Close to local amenities
 - Wood burning stove
- Plenty of external storage plus storage space in the loft which is boarded with a ladder

