



GIBBINS RICHARDS 
Making home moves happen

17 Eight Acre Lane, Wellington TA21 8PS
£170,000

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Nestled in a peaceful and tucked-away position, this cottage offers a delightful blend of character and comfort. This well-presented two-bedroom cottage benefits from double glazing and gas central heating. The accommodation comprises a welcoming living room, a well-appointed kitchen, and a modern shower room conveniently accessed from both bedrooms. The master bedroom provides a comfortable retreat, while the second bedroom is ideal as a nursery, or home office/study. Outside, the property enjoys a good-sized garden, perfect for relaxing or entertaining, complete with a useful storage shed and additional outbuildings, offering ample space for hobbies or practical use. Tucked away yet within easy reach of local amenities and transport links, this charming cottage is perfectly suited for those seeking a quiet home with plenty of character and outdoor space.. ENERGY RATING: C , 71

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

Eight Acre Lane is situated on the prestigious south side of Wellington. It is a popular location for people wishing to be within walking distance of the town yet have an equal ease of access to the M5 at junction 26. Wellesley Park primary school is just a short walk as well as Wellington Junior School. 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 leads behind a terrace of properties where the property can be found.

No onward chain
Two bedroom cottage
Double glazing
Gas central heating
Character cottage within easy reach of the town centre
Garden and storage shed
An ideal first time buy or rental investment





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Accommodation

Living Room	11' 10" x 11' 7" (3.61m x 3.52m)
Kitchen	8' 10" x 6' 11" (2.7m x 2.1m)
Bedroom One	11' 6" x 10' 10" (3.5m x 3.3m)
Bedroom Two/Study	7' 8" x 5' 7" (2.34m x 1.69m)
Shower Room	7' 7" x 3' 2" (2.3m x 0.96m) (Into shower cubicle)
Outside	A good sized garden with a brick built storage shed.



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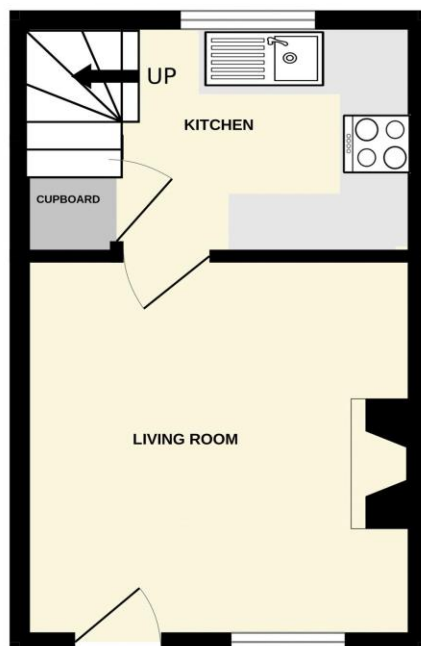


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GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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 £40 + VAT (£48) 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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