



Squirrel Cottage 30a Fore Street, Wellington TA21 8AQ

£315,000

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An unusual and near unique opportunity to acquire a beautifully located and tucked away end of terrace property in the heart of the town centre. The Grade II listed cottage offers flexible and generous accommodation over two floors, as well as a beautiful enclosed south facing rear garden and two parking spaces.

Tenure: Freehold / Energy Rating: E / Council Tax Band: D

Squirrel Cottage has origins dating back to the 17th century and had a variety of uses in its history including hotel, offices and more recently, residential. The end of terrace stone built house offers a large reception room on the ground floor with three potential separate areas, a kitchen, ground floor cloakroom, inner hallway and a sun room. On the first floor there are three good sized bedrooms and a bathroom. The property has direct access out onto Fore Street via a front door, but the main access is via the rear into Squirrel Court, where there is a pedestrian door beyond the parking leading into a beautiful and secluded private walled garden, which is south facing and has an abundance of growth and flora. An ideal property for those seeking convenient access to the town centre and also something a little different.

Approx 1321 sq.ft/ 62.6 sq.m

No onward chain

Town centre property

Quirky and secluded accommodation

Enclosed walled rear garden

Three bedrooms

Flexible reception room

Ground floor cloakroom

Kitchen/ sunroom/ bathroom

One parking space and one allocated parking space





Accommodation

Hallway

Sitting Room 28' 4" x 13' 7" (8.63m x 4.14m)

Cloakroom

Kitchen 11' 10" x 8' 4" (3.60m x 2.54m)

Sun Room 8' 8" x 7' 7" (2.64m x 2.31m)

First Floor Landing

Bedroom 1 14' 9" x 11' 3" (4.49m x 3.43m)

Bedroom 2 12' 1" x 10' 1" (3.68m x 3.07m)

Bedroom 3 8' 8" x 7' 9" (2.64m x 2.36m)

Bathroom 14' 8" x 10' 0" (4.47m x 3.05m)

Outside A beautiful and secluded private walled garden, which is south facing and has an abundance of growth and flora.



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.8 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.



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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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