

1 Mill Court, Mill Lane, Station Road, Wiveliscombe, Taunton, Somerset, TA4 2LX
£290,000

WILKIE MAY & TUCKWOOD



1 Mill Court, Mill Lane, Station Road,
Wiveliscombe
Taunton | Somerset | TA4 2LX
Price: £290,000

GENERAL REMARKS AND STIPULATION

Tenure: Freehold

The property is offered for sale Freehold, by private treaty with vacant possession on completion

Services:

Mains electricity, mains water, mains drainage, gas central heating, telephone

Council Tax: TBC



Bungalow
57.9 sq.m. (623 sq.ft.) approx.

Kitchen/Breakfast Room
4.00m x 2.64m
13'1" x 8'8"

Bathroom
1.84m x 2.03m
6'0" x 6'8"

Bedroom
2.70m x 2.39m
8'10" x 7'10"

Sitting/Dining Room
3.59m x 4.34m
11'10" x 14'3"

Bedroom
3.59m x 4.05m
11'10" x 13'3"

WILKIE MAY & TUCKWOOD

TOTAL FLOOR AREA: 57.9 sq.m. (623 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the foregoing, the contractor, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. 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.



Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WILKIE MAY & TUCKWOOD

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, 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.

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.

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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.



This niche development is an exciting and exclusive collection of just six 3 bedroom semi-detached houses and one 2 bedroom detached bungalow set in a tucked away position within easy walking distance of Wiveliscombe town centre.

These homes have been constructed using traditional methods and materials creating a modern design with impressive fixtures and fittings to include fully fitted kitchens and stylish bathrooms. All properties will benefit from gas central heating via 'Ideal' combination boilers, uPVC double glazing and will have flooring fitted throughout.

The accommodation comprises a sitting room with French doors to the patio, leading into an open plan kitchen/dining room with further door to the garden. The sleeping accommodation is made up of two bedrooms with a family bathroom. In addition there is a fully boarded large loft space with window and drop down ladder.

Outside, the properties are approached via a shared brick paviour driveway. The bungalow enjoys gardens to the front, side and rear laid to lawn with a patio for sitting out and pedestrian side access. There is off road parking for 2 vehicles with further visitors parking available.

Please call Wilkie May & Tuckwood, Wellington office Tel: 01823 667799 for further information or to arrange a viewing.

WARRANTY: Each property will benefit from a 10 year warranty with International Construction Warranties (ICW).

Each property will benefit from:

- Good quality "Howdens" fitted kitchen units and fittings
- Integrated appliances including electric oven, gas hob, extractor fan, fridge freezer and washing machine
- Gas fired combination boilers providing hot water and central heating
- Full carpeting fitted throughout, vinyl flooring to the kitchens and bathrooms
- uPVC double glazed windows
- Patio and lawn to the gardens
- 10 year Building Warranty

LOCATION: Wiveliscombe is a thriving community and has many shops and amenities including a post office, doctors surgery and vets. There is a recreation ground and tennis, football, cricket and rugby clubs as well as an open air heated swimming pool. It is situated just 11 miles from the County Town of Taunton which is easily reached by a regular Wiveliscombe bus service. The main line train services runs from Taunton to London Paddington with Wellington being approximately 7 miles from the town. The beautiful surrounding Brendon Hills, Quantocks and Exmoor National Park is easily accessible as well as the North and South coast, and the motorway network can be accessed from Taunton at Junction 25 or from Wellington at Junction 26.

DIRECTIONS: From the Taunton direction proceed along the B3227 to Wiveliscombe. Proceed over the first roundabout and take the next left into Station Road which leads into Mill Lane. Continue along and the development can be found on the left hand side as indicated by our For Sale Board.

