



Directions: From the Taunton direction proceed along the B3227 to Wiveliscombe. Proceed over the first roundabout continue straight ahead turning right onto Ford Road and then right again into Lion d'angers taking the first left where the property will be found on your right indicated by our For Sale board.

We understand there may be a Deed of Variation required and recommend you seek advice from your solicitor. We understand there is a Deed of Variation in place and recommend you seek advice from your solicitor.

Location: Wiveliscombe is a historic market town with a friendly and thriving community set in beautiful surroundings and forming the hub of the area known as "The 10 Parishes". The town boasts a wide range of independently run shops and facilities with excellent primary and secondary schools, active sports clubs and a large recreation ground with swimming pool for summer use. The county town of Taunton is approximately 10 miles to the East offering extensive shopping and sporting facilities with Wellington approximately 6 miles distant with once again a range of amenities larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26.

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, gas central heating, , telephone

Local Authority: Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

Property Location: w3w.co

Council Tax Band: D

Construction:

Broadband and mobile coverage: We understand that there is good / limited mobile coverage. The maximum available broadband speeds are X Mbps download and X Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low/low/medium/high **Rivers and the Sea:** very low/low/medium/high **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>

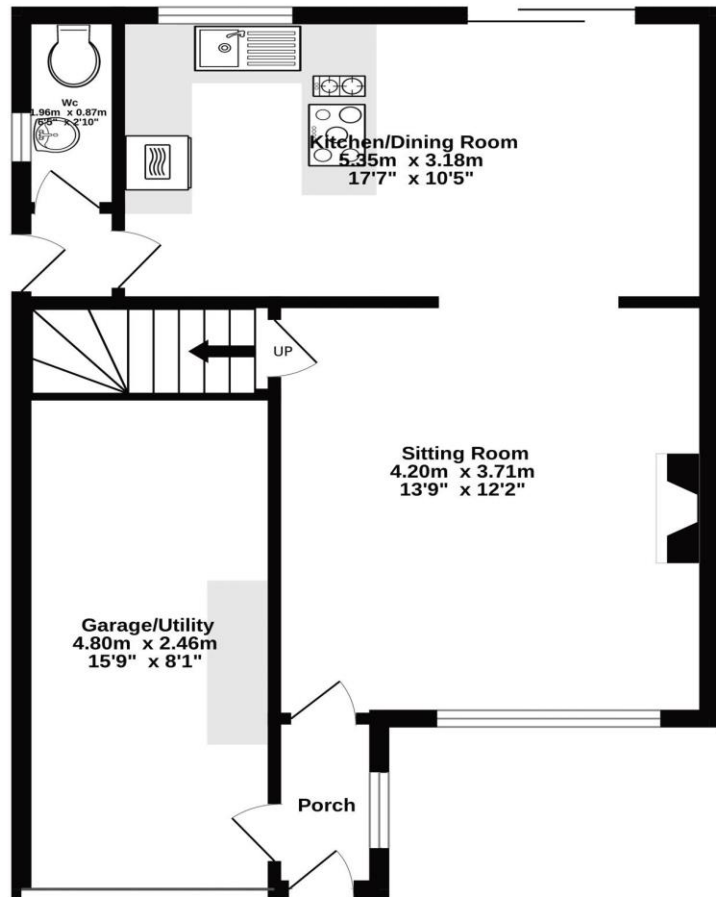
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer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

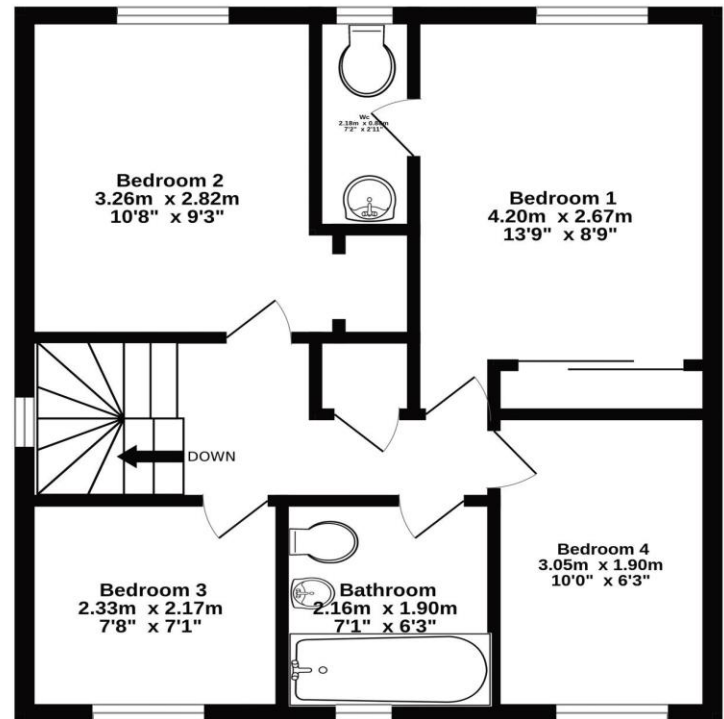
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will 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
49.3 sq.m. (531 sq.ft.) approx.



1st Floor
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 93.1 sq.m. (1002 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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29 Lion D'Angers is a beautiful 4 bedroom detached house built in the early 90s and maintained to a high standard and situated in the popular village of Wiveliscombe.

The property is set in a quiet cul de sac with a driveway and additional chipped car parking space.

The accommodation comprises in brief: a step leading to the front door, once inside the entrance hallway an integral door can be seen on your left taking you into the garage which has plumbing for a washing machine, and plenty of storage, power connected and an up and over door.

Completing the ground floor is a sitting room with kitchen and dining room divided by an arch. The main living area is cosy with a working electric fireplace. The kitchen is sited to the rear of the property and has been designed to be the heart of this family home. It is fitted with a range of dove grey coloured wall and base units providing plenty of storage and a granite worktop, a double oven, induction hob and a further double gas hob. Adjoining the kitchen is a downstairs toilet and hand basin, there is also a door leading to the gated pathway that runs along the outside of the property.

To the first floor, there are four bedrooms one master with fitted wardrobes and a small en-suite with toilet and hand basin. A second double bedroom and two further bedrooms can be found along with a family bathroom with a three piece suite and electric shower overhead.

The main garden is at the rear of the property and can be accessed via the French doors in the dining room, leading to a decked area with steps down to a patio seating area. The garden consists of a range of established shrubs and trees sat in raised beds running along Astro turf lawn. At the bottom of the garden is a gated separate area housing sheds.



- Spacious 4 bedroom detached family home.
- Popular village location
- Modern kitchen with granite worktops
- Garage and driveway parking

