



MILES ESTATE AGENTS

**8 Langdon Road Wiveliscombe
TA4 2ET Guide Price £445,000**



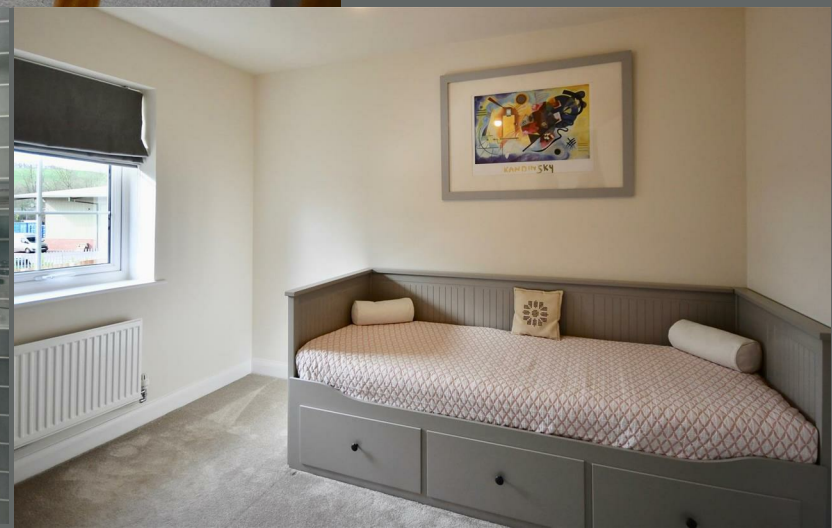
A significantly upgraded and beautifully presented 4 double bedroom detached modern house, built by Barratt Homes in 2021 on the edge of this favoured development in Wiveliscombe with its range of amenities within Kingsmead catchment area. Fabulous kitchen/dining room, useful study, good size enclosed south facing garden, garage and parking. Early viewing highly recommended. Freehold Council Tax Band E EPC: B.

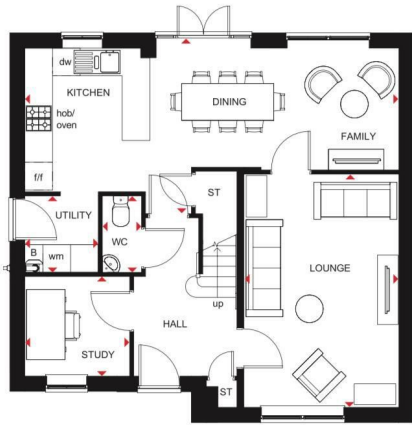
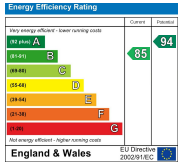




Features:

- Entrance Hall
- Spacious Sitting Room
- Fabulous Kitchen/Dining Room
- Useful Study
- Utility & Cloakroom
- Master Bedroom with En Suite
- 3 Further Bedrooms
- Family Bathroom
- Good Size Enclosed Garden
- Single Garage & Off Road Parking
- Freehold
- Council Tax Band E





Ground Floor		
Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"



First Floor		
Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"



Viewings strictly through the selling agents:

Miles Estate Agents

2 Piffin Lane, Bishops Lydeard, Taunton,
Somerset, TA4 3AS

Tel: 01823 470 500

lydeard@milesestateagents.co.uk

www.milesestateagents.co.uk

rightmove

Zoopla.co.uk

onTheMarket.com

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