



## 10 Dixon Close

Wiveliscombe, TA4 2BT

£235,000 Freehold



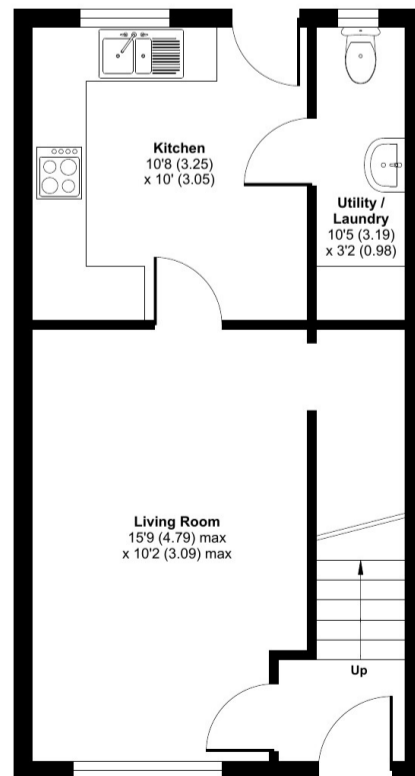
**Wilkie May  
& Tuckwood**

## Floor Plan

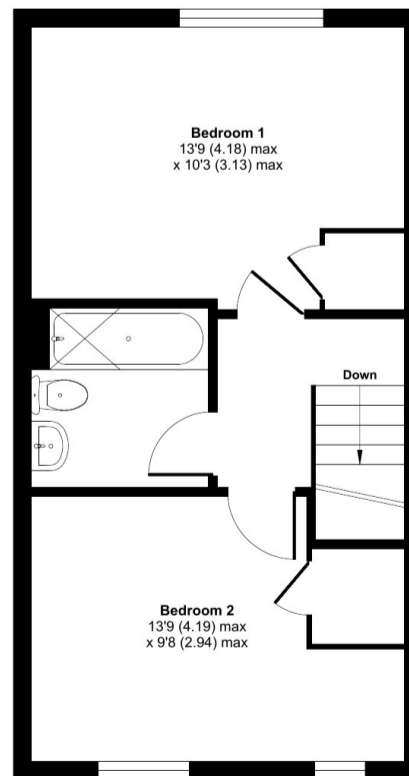
### Dixon Close, TA4

Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1160905

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# Description

Set on a popular modern development, on the outskirts of Wiveliscombe, is this spacious, two bedroom, semi-detached home.

The accommodation is arranged over two floors, is uPVC double glazed throughout and is warmed via a mains gas fired central heating system

Externally there is an enclosed garden to the rear which is on two levels, and one allocated off road parking space to the front with a further visitor's space available.

- Two Bedrooms
- Semi-Detached House
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Ground Floor Cloakroom/Utility
- Enclosed Rear Garden
- One Off-Road Parking Space



The property comprises in brief; entrance hallway with stairs rising to the first floor, living room with uPVC double glazed window providing aspect to the front and a large understairs storage area. The kitchen/dining room is found at the rear of the property and offers a selection of matching wall and base storage units with roll edge work surfaces above, space for a fridge/freezer, slimline dishwasher, integrated electric oven with four ring gas hob and extractor fan above. The ground floor accommodation is completed with a useful cloakroom/utility with low level wc, wash hand basin, further work surfaces and space and plumbing for a washing machine.

On the first floor there are two bedrooms, both with built in wardrobes. The family bathroom comprises low level wc, wash hand basin and panelled bath with a shower over. Externally, the rear garden is on two levels with four steps leading down to the lower area. The garden is laid to low maintenance artificial turf and decking for ease of maintenance. There is an outside tap, double power socket and pedestrian side access. To the front of the property there is one allocated off-road parking space as well additional visitors parking space.

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## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** [w3w.co/winners.stag.frock](http://w3w.co/winners.stag.frock)

**Council Tax Band:** C

**Broadband Availability:** Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—limited voice & data likely with EE, O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—high.

**Agents Note:** There is no management company for this property at the moment but we understand that one will be set up at a later stage.

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 July 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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:

<sup>8</sup> 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.



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