



4 Kingsmead Close

Wiveliscombe, TA4 2NZ

£285,000 Freehold

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Wilkie May

& Tuckwood

Floor Plan

Kingsmead Close, Wiveliscombe, Taunton, TA4

Approximate Area = 853 sq ft / 79.2 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1017 sq ft / 94.4 sq m
For identification only - Not to scale

GROUND FLOOR

- Conservatory: 11'6 (3.50) max x 11'4 (3.46) max
- Living Room: 15'4 (4.68) x 11'5 (3.47)
- Kitchen: 11'7 (3.53) x 8'6 (2.59)
- Garage: 18'9 (5.71) x 8'9 (2.67)

FIRST FLOOR

- Bedroom 1: 11'8 (3.55) x 11'8 (2.63)
- Bedroom 2: 11'8 (3.55) x 8'8 (2.63)
- Bedroom 3: 8' (2.45) x 6'7 (2.00)
- Bathroom
- Down

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1356682

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Description

Tucked away in a quiet position just a short distance from the centre of Wiveliscombe, is this modern three bedroom family home.

The property benefits from a mains gas fired central heating system with a new boiler installed in 2023 and is fully uPVC double glazed. To the rear, a conservatory extension provides additional living space.

Outside, the enclosed rear garden enjoys a private outlook, backing onto the fields of Kingsmead School. To the front, there is a single garage and a driveway offering off-road parking.

- Semi-Detached
- Three Bedrooms
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Conservatory Extension
- Enclosed Rear Garden
- Single Garage
- Off-Road Parking



The accommodation is arranged over two floors and briefly comprises; front door opening into the entrance hallway, with stairs rising to the first floor and doors leading to the cloakroom, kitchen, and living room. The useful ground floor cloakroom includes a low-level WC, wash hand basin, wall mounted gas boiler, and a double glazed window to the front. The modern kitchen is fitted with a range of matching wall and base units, granite work surfaces, an inset sink with mixer tap, integrated double oven, hob with extractor fan above, integrated washing machine, and integrated fridge. To the rear of the property, the spacious living/dining room features an electric fire with surround and double glazed doors opening into the conservatory.

The light and airy conservatory completes the ground floor accommodation, with a tiled floor and French doors providing access to the rear garden. Upstairs, there are three bedrooms – two doubles and one single, along with a family bathroom comprising a panelled bath with shower over, low-level WC, and wash hand basin. The landing includes a double glazed window to the side, hatch to the loft, and an over-stairs storage cupboard. Outside, the enclosed rear garden is predominantly laid to lawn with a patio area and rear access to the garage, which is equipped with power, lighting, and an up-and-over door. In front of the garage is a driveway providing off-road parking for one vehicle. To the front of the house is a small garden area, ideal for storing bins and recycling boxes.



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/valuablestilttingcustom

Council Tax Band: C

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

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

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

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 September 2025. 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.

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