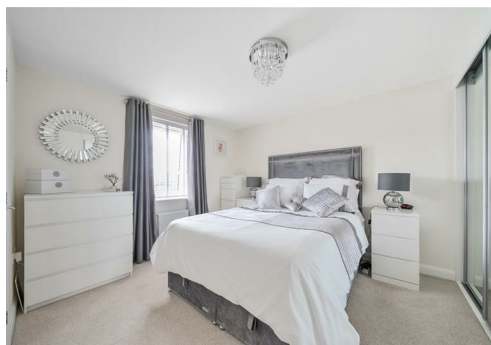




2 Collard Close

2 Collard Close, Wiveliscombe, Taunton, Somerset, TA4 2ES



Wellington 8 miles / M5 (j26) 8.6 miles /
Taunton 11 miles

A spacious detached
modern property in cul de
sac position.

- Four Bedrooms
- Master En Suite & Family Bathroom
- Kitchen/Dining Room
- Sitting Room
- Utility & Cloakroom
- Landscaped Rear Garden
- Garage
- Parking For 3 Cars
- Freehold
- Council Tax E

Guide Price £425,000



SITUATION

Located on the outskirts of town of Wiveliscombe, known for its friendly active community, with a weekly farmers market, the town offers a good range of facilities including supermarket, public houses, vets, library, medical centre, post office and primary and secondary schools together with a community centre. There are excellent sporting facilities including a recreational ground with its heated open air swimming pool, football, rugby and tennis clubs. For a wider selection the County Town of Taunton is within 11 miles with its main line rail link to London Paddington and access to the M5 motorway. The smaller town of Wellington is within 7 miles where further shopping, recreational and scholastic facilities can be found together with additional access to the motorway.

DESCRIPTION

A well appointed four bedroom family home, located in a cul-de-sac position overlooking the park. Built by Barrett in 2022 to a high standard with the remaining NHBC this is ideal family home is offered in an immaculate condition. The accommodation consists of 4 bedrooms, master en suite and family bathroom. On the ground floor there is a sitting room, kitchen/diner, utility and cloakroom. Outside there is off-road parking for three vehicles, a single garage, electric charging point and attractive rear garden.

ACCOMMODATION

Door to entrance hall, with stairs rising to the first floor, storage cupboard and doors to all rooms. Sitting room with double glazed window to the front aspect. Kitchen/Dining; the kitchen has a range of wall and base units, gas hob, with extractor over, electric oven and a window overlooking the rear garden. The dining area has ample space for a table and French doors into the rear garden. This is a lovely light space and there is access to the utility room. Utility Room

plumbing for washing machine and door to cloakroom WC and wash basin.

On the first floor is a spacious landing with access to loft which is part boarded with light and access ladder. There are four bedrooms, with the master with window to front and built in mirrored wardrobes along one wall and with en suite. Bedroom 2 with double glazed window to the front aspect built in wardrobes. Bedroom 3 double glazed window to the rear, built in wardrobes. Bedroom 4 double glazed window to the rear aspect. Bathroom with wash basin, WC, shower over the bath, extractor fan and window to the rear aspect.

OUTSIDE

To the front there is parking for three cars and electric car charger, gate to side. To the rear the gardens have been landscaped to provide a patio area which runs the width of the garden ideal for entertaining, beyond this is an area of decking and lawn enclosed by fencing.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

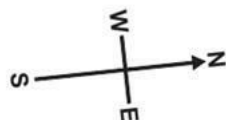
SERVICES

All mains services. Gas heating. 9kW solar and 10kW owned solar system generating income.. Like with most modern estates there is a estate management fee of approximately £230 per annum. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage likely inside & outside with Vodafone and O2 (Ofcom).

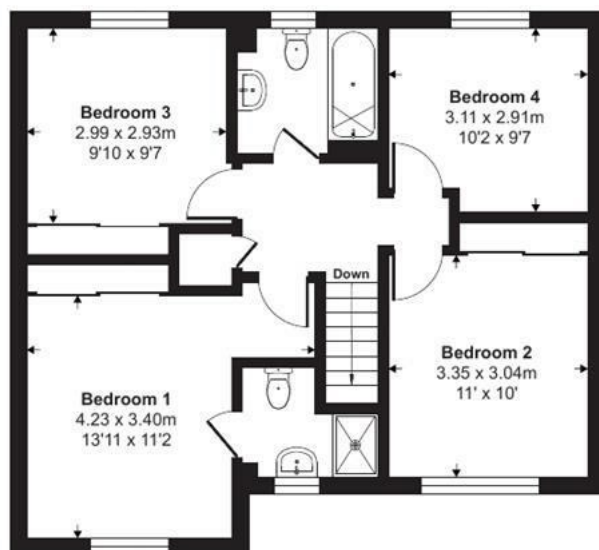
DIRECTIONS

From the Sandy's Moor roundabout turn into the new Barratt development. Take the first left into Langdon Road, proceed taking the second left into Collard Close just before the children's play area and green and and you will see the property on the left hand side.

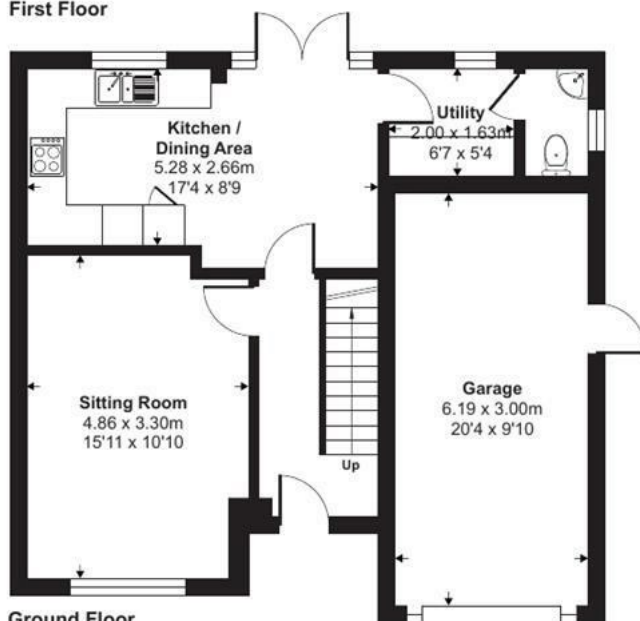




Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1304 sq ft / 121.1 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1309431

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

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