



1 High Street

1, High Street, Wiveliscombe, Taunton, Somerset TA4 2JX



Wellington 8 miles / M5 (J26) 8.6 miles /
Taunton 11 miles

**A Grade II listed building with
commercial unit and residential
accommodation above with
double garage and garden.**

- Commercial Unit
- Four Bedroom Residential Accommodation
- One Bedroom Annexe
- Double Garage
- Barn
- Established Garden
- Central Location
- Freehold
- Council Tax D

Guide Price £425,000



SITUATION

Wiveliscombe offers a weekly farmers' market and a range of facilities including a supermarket, public houses, veterinary surgery, library, medical centre, post office, primary and secondary schools, and a community centre. Sporting amenities include a recreation ground with a heated open-air swimming pool, and football, rugby, and tennis clubs. The County Town of Taunton is approximately 11 miles away and provides a mainline rail link to London Paddington and access to the M5 motorway. The town of Wellington is about 7 miles away and offers additional shopping, leisure, and educational facilities, together with further motorway access.

DESCRIPTION

Grade II listed three-storey property situated on the High Street in Wiveliscombe. The ground floor includes a shop currently let to Hospice Care (further details available upon request). To the rear of property is a double garage and a barn. The upper accommodation is arranged across two floors. The first floor offers a sitting room, kitchen/breakfast room, bedroom, cloakroom and additional reception room. From here, a door leads to the self-contained annexe, which provides a further sitting room, kitchen, bedroom and bathroom. On the second floor there are three bedrooms, a dressing room and a family bathroom. On the lower ground floor are further store rooms.

OUTSIDE

To the rear is a garden mainly laid to lawn, with mature plants and shrubs enclosed partly by stone wall.

SERVICES

Mains drainage, gas, electricity and water. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside with EE, Three, O2 and Vodafone and likely outside with EE, Three O2, and Vodafone (Ofcom).

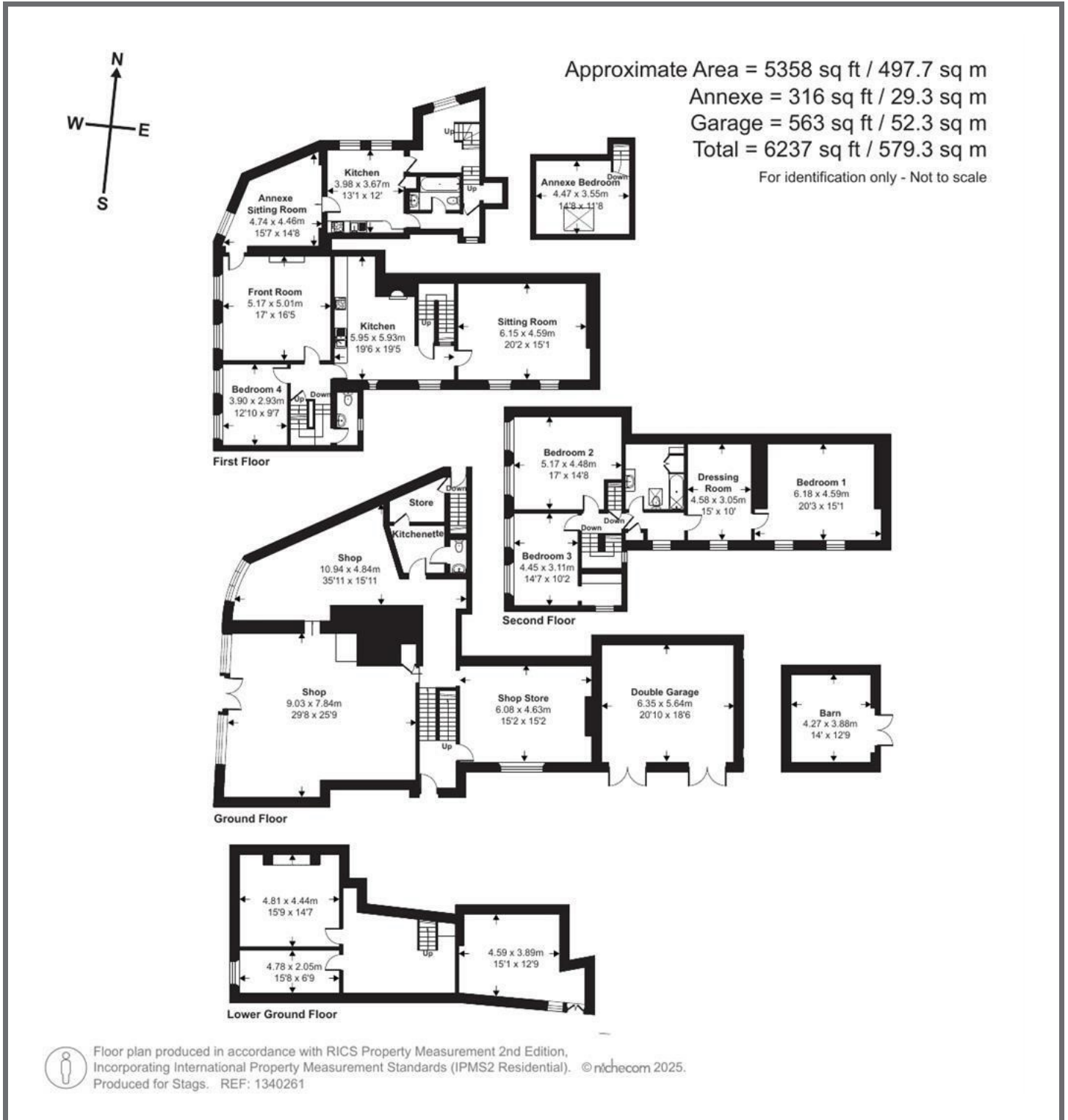
VIEWINGS

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

DIRECTIONS

From Wellington head north to Langford Budville and pass through the village turning right at the far end signposted Wiveliscombe and head across Langford Common passing Nunnington Park. Upon entering the village head towards High Street and the property will be found on the right hand side.





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.



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