



GIBBINS RICHARDS 

Toll Cottage, 1 Taunton Road, Wiveliscombe, TA4 2NH
Offers in the Region Of £164,950

GIBBINS RICHARDS 
Making home moves happen

Step back in time with this enchanting one bedroom cottage situated in the heart of the town. Brimming with character, this unique property, once served as a toll house, its historical charm is evident in every nook and cranny. Stone walls, exposed beams and cozy fireplace evoke the cottages past. Updated, yet in keeping with the cottages character this property is ideal as a charming home, or perfect for an Airbnb or holiday cottage.

Tenure: Freehold / Energy Rating: F / Council Tax Band: A

The property has a well equipped country style kitchen that blends modern convenience with period charm. The living space is inviting, bathed in natural light, and perfect for relaxing evenings by the fire. The bedroom is spacious and serene with fitted wardrobes and the bathroom again updated, yet in keeping with the properties character, featuring modern amenities while retaining a rustic feel.

CHARMING HISTORIC PROEPRTY

EXPOSED BEAMS, INGLENOOK FIREPLACE WITH WOODBURNER

GAS FIRED CENTRAL HEATING

OFFERED WITH NO ONWARD CHAIN

RECENTLY REFURBISHED THROUGHOUT

ONE DOUBLE BEDROOM

CLOSE TO LOCAL AMENITIES

EXMOOR NATIONAL PARK RIGHT ON YOUR DOOR STEP

PREFECT AS A ROMANTIC RETREAT, OR INVESTMENT



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ACCOMMODATION

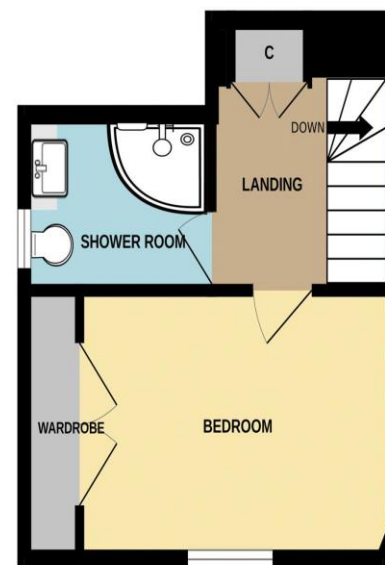
Kitchen	11' 6" x 6' 8" (3.5m x 2.03m)
Sitting Room	15' 8" x 12' 9" (4.78m x 3.89m)
First Floor Landing	9' 3" x 7' 7" (2.82m x 2.3m)
Bedroom	14' 4" x 8' 2" (4.37m x 2.5m)
Shower Room	8' 2" x 5' 5" (2.5m x 1.65m)



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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