



3 LUXTON WAY

Wiveliscombe, TA4 2BW

Price Guide £485,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented four bedroom detached home. The accommodation in brief comprises entrance hallway, living room with attractive log burner, modern open plan fitted kitchen with integrated appliances / dining area, utility room, second reception room / study, downstairs cloakroom, four good size bedrooms including en-suite master bedroom and family bathroom. Private enclosed rear garden with decorative patio area & raised decking, garage and driveway providing off street parking for up to four vehicles.

Situation

Wiveliscombe is a charming market town located near Taunton in Somerset, offering a blend of historical character and modern amenities. The town boasts a range of local shops, including independent boutiques, a butcher, and a bakery, along with a supermarket for everyday needs. Dining options include traditional pubs, cafes, and restaurants that reflect the town's welcoming atmosphere. Wiveliscombe is home to several well-regarded schools, making it a popular choice for families.

The local area

For outdoor enthusiasts, the surrounding countryside, including the nearby Quantock Hills and Exmoor National Park, provides ample opportunities for walking, cycling, and enjoying nature. Despite its rural setting, Wiveliscombe is well-connected by road, with Taunton approximately 10 miles away, offering broader shopping, dining, and transport links, including a mainline railway station with services to major cities.

Local Authority

Somerset West & Taunton Council Tax Band: E

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor.

Cloakroom

With a window to the side aspect. Suite comprising low level WC, wash hand basin, radiator and an under stairs storage cupboard.

Home Office

9'4" × 7'8" (2.87 × 2.34)

With a window to the front aspect and a radiator.

Sitting Room

18'11" × 12'1" (5.77 × 3.7)

With a bay window to the front aspect, radiator and log burning stove.

Kitchen/Diner/Family Room

21'1" × 11'3" (6.43 × 3.45)

With windows and french doors to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, gas hob, electric oven, dishwasher and fridge/freezer. Radiators, spotlights and tiling to all splash prone areas.

Utility Room

8'11" × 5'1" (2.74 × 1.57)

With a door to the rear aspect opening into the garden. Storage cupboard, stainless steel sink/drainers and space for washing machine.

Landing

With a window to the side aspect and an airing cupboard.

Bedroom One

12'11" × 12'1" (3.96 × 3.7)

With a window to the front aspect, built in wardrobes and a radiator.

Ensuite

With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Bedroom Two

14'4" × 10'2" (4.37 × 3.12)

With two windows to the rear aspects and a radiator.

Bedroom Three

13'3" × 9'4" (4.06 × 2.87)

With two windows to the front aspect and a radiator.

Bedroom Four

10'2" × 9'6" (3.1 × 2.9)

With a window to the rear aspect and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, shower cubicle, low level WC, wash hand basin with vanity storage and tiling to all splash prone areas.

Outside

To the rear the garden is a lovely size, patio area, decking, pedestrian door to the garage and offers a good degree of privacy.

Agents Note

Council Tax Band - E. The property is freehold, there is an annual service charge payable for the upkeep of the communal areas this is to be paid to David Wilson Homes and the amount is to be confirmed. Mains water, drainage, gas and electricity. The gas central heating system was installed in 2015.



Ground Floor



First Floor

Total floor area 137.5 sq.m. (1,480 sq.ft.) approx



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

