



22 Church Street

Wiveliscombe, Taunton

- A charming three-storey period home for sale
- Deceptively spacious accommodation
- Situated moments away from Wiveliscombe town centre
- Characterful living room with log burner
- kitchen/dining room to the rear
- Lower ground floor with utility area and rear access
- Modern shower room on the lower ground floor
- Two good-sized first floor bedrooms
- Separate first floor WC
- Light-filled interiors with attractive period features

TOTAL FLOOR AREA 60 sq.m.

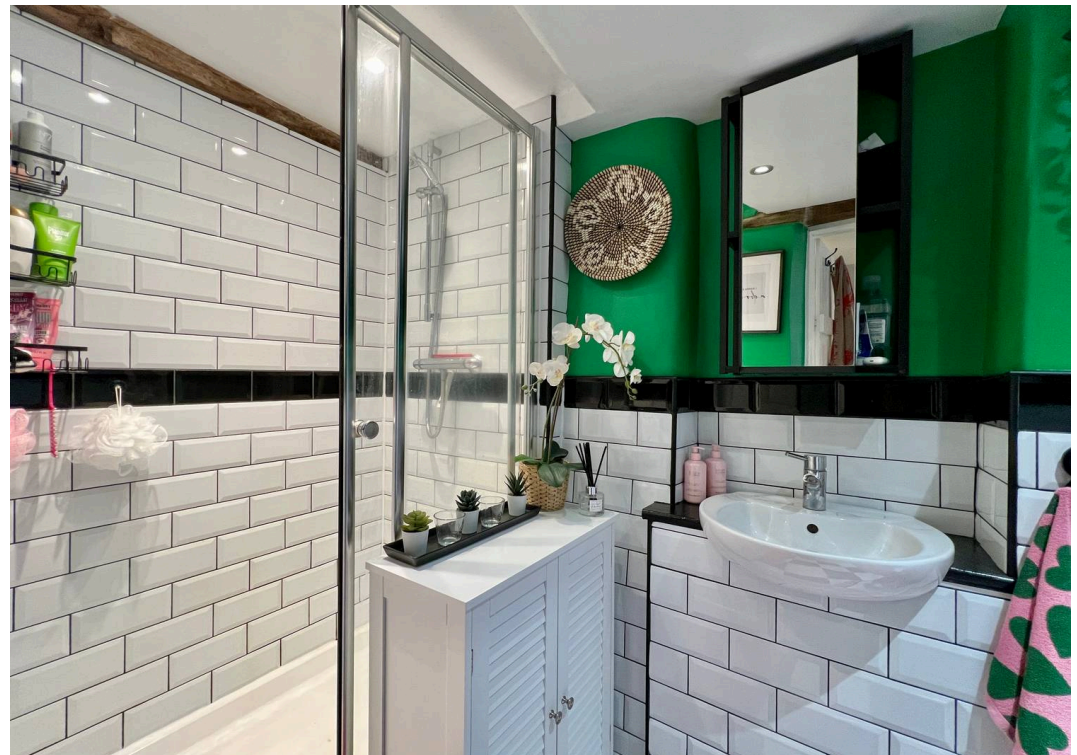
TENURE Freehold

COUNCIL TAX Somerset Council Tax Band A. Charges payable for 2026/27 - £1,622.67

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 80 mbps are available and good mobile signal across the four main networks (Source: Ofcom)

EPC Energy Efficiency Rating: D





Situated just moments from the centre of the ever-popular town of Wiveliscombe, this delightful stone built three-storey home offers surprisingly generous accommodation, brimming with character and natural light throughout. Combining period charm with practical living space, the property is ideally suited to first-time buyers, downsizers, or those seeking a characterful home within easy reach of local amenities.

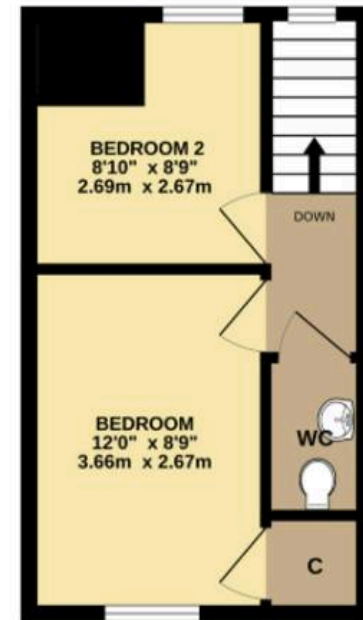
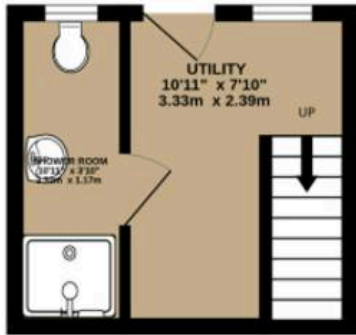
The accommodation begins with a welcoming living room to the front, featuring a charming log burner which creates a cosy focal point. To the rear, a spacious kitchen/dining room provides an excellent space for both everyday living and entertaining, with stairs rising to the first floor and additional stairs leading down to the lower ground level. The lower ground floor offers a useful rear entrance hall with a utility area and access to the rear, alongside a well-appointed shower room comprising a WC, wash hand basin, and shower cubicle. On the first floor, there are two well-proportioned bedrooms along with a separate WC. The property benefits from an abundance of natural light throughout and retains many attractive character features, enhancing its overall appeal.

Whilst the property does not have a garden, this presents a number of advantages for buyers seeking a low-maintenance lifestyle. With no outdoor upkeep required, it is ideal for those with busy schedules, those looking for a convenient lock-up-and-leave home, or buyers who prefer to enjoy the surrounding countryside.

Wiveliscombe is a thriving and picturesque market town located to the west of Taunton, set on the edge of the stunning Brendon Hills and within easy reach of Exmoor National Park. The town offers a strong sense of community alongside a range of independent shops, cafés, pubs, and essential amenities including a health centre, primary school, and recreational facilities.

The county town of Taunton lies approximately 10 miles away, providing a more extensive range of shopping, leisure, and educational facilities, as well as mainline rail links to London Paddington.





TOTAL FLOOR AREA: 726 sq.ft. (67.5 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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