



2 Bollams Mead

Wiveliscombe, Taunton, Somerset, TA4 2PH

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ESTATE AGENTS

An individual and particularly spacious single storey family home offering flexible accommodation with annexe potential, south facing gardens, ample parking and situated a short distance from the centre of this sought after town. No onward chain



Key Features

- Spacious reception hall extending to about 30'
- 20' triple aspect living room with wood burning stove and bi-fold doors opening to the south facing garden
- 22' kitchen/dining room with bi-fold doors opening to the south facing garden
- Study/bedroom 6. Utility room and cloakroom
- Principal bedroom with adjacent shower room
- Guest bedroom with en suite dressing room and shower room
- 3 further bedrooms and family bathroom
- South facing garden with large paved terrace and raised beds
- Large driveway with ample parking
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band A (92)

Council tax

Band E





The property

This substantial family home offers extremely spacious and flexible accommodation. It extends to about 2,276 sq ft and it provides the potential, subject to any necessary regulations, to be sub-divided to provide a self-contained annexe. The property was originally a medical centre, which has been cleverly converted to provide a very spacious home with high ceilings and the main living rooms enjoying a southerly aspect and open directly to the garden and paved terrace. The property is double glazed and has gas-fired central heating.

The accommodation

A covered entrance porch gives access to the large reception hall which is the heart of the property and extends to about 30'. The living room is particularly spacious and has a triple aspect with wood burning stove and bi-fold doors leading to the south facing terrace and garden. The well-equipped modern kitchen/dining room extends to about 22' and also has bi-fold doors leading to the south facing terrace and garden. There is also a very useful utility room and guest cloakroom. Like all single storey properties, the rooms can be utilised in a number of ways and the potential exists to provide 6 bedrooms. One of these rooms is currently utilised as a gym/study. The principal bedroom has an adjacent shower room and a guest bedroom has an en suite dressing area and shower room. There are three further bedrooms and a family shower room.





Outside

The garden lies on the south side of the property and includes a large paved terrace with raised beds and an enclosed courtyard area. Gates separate this from the extensive driveway with ample parking.

Situation

Wiveliscombe offers a good range of day-to-day amenities, set within some of the most attractive countryside in the Taunton Vale, including the nearby Brendon Hills and Exmoor, which provide excellent opportunities for outdoor pursuits. The town offers amenities to includes a supermarket, public houses, the acclaimed White Hart Restaurant and bar, vets, library, medical centre, post office, schools for all ages, and a community centre. Leisure amenities include a recreational ground with heated outdoor swimming pool, football, rugby, and tennis clubs. For a wider selection of shopping, leisure, and educational facilities, Taunton (approximately 11 miles) offers a mainline rail service to London Paddington, while Wellington (around 7 miles) also provides excellent amenities.



Directions

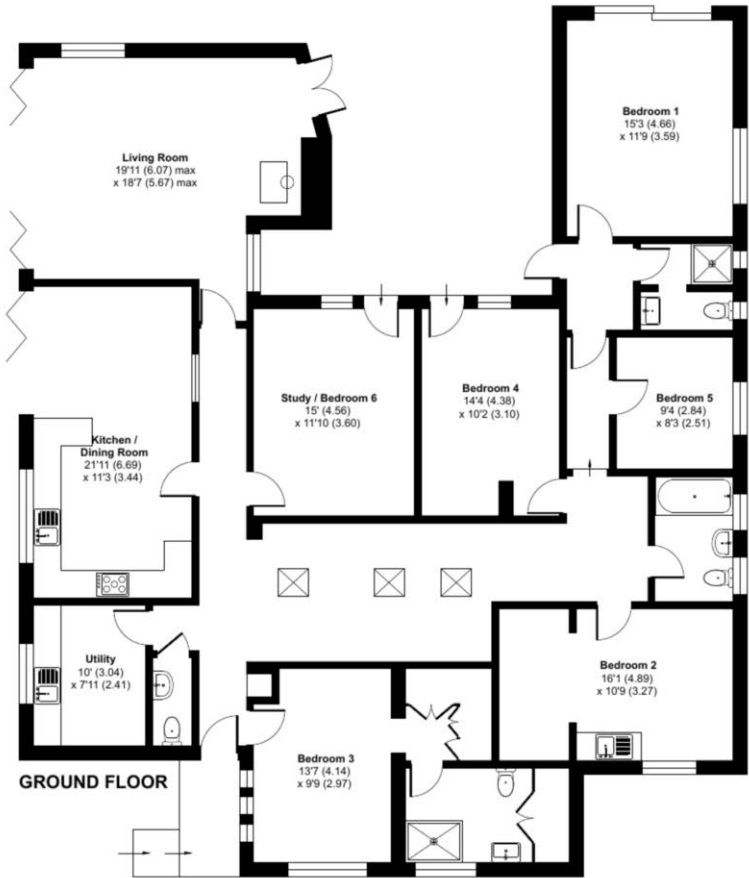
From The Square in Wiveliscombe, proceed out on North Street, passing the primary school on the left hand side and take the right hand turn into Northgate. Then take the first right hand turn into Bollams Mead and the property will be found immediately on the right hand side.



Bollams Mead, Wiveliscombe, Taunton, TA4

Approximate Area = 2276 sq ft / 211.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for James Gray. REF: 1480226

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