



**WARE & CO**  
estate and letting agents

**6 Langdon Road, Wiveliscombe – TA4 2ET**  
**£365,000**

# 6 Langdon Road

Wiveliscombe, Taunton

- Spacious detached modern family home
- One of the largest garden plots on the development
- Driveway parking for up to three vehicles
- Electric vehicle charging point installed
- Entrance hall with cloakroom/WC
- Comfortable living room positioned to the front
- Well appointed kitchen/dining room overlooking the rear garden
- Principal bedroom with ensuite shower room
- Three further well-proportioned bedrooms
- Enclosed rear garden laid to lawn offering excellent privacy

**TOTAL FLOOR AREA** 96 sq.m.

**TENURE** Freehold. There is an estate service charge of approximately £300 per annum payable to Warwick Estates.

**COUNCIL TAX** Somerset Council Tax Band D. Charges payable for 2025/26 - £2,320.36

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 1800 mbps and variable to good mobile signal across EE, O2, Vodafone and Three.

EPC Energy Efficiency Rating: B





This spacious and well-presented detached family home occupies one of the largest garden plots on this popular modern development, offering excellent outdoor space, generous parking, and well-balanced accommodation ideally suited to modern family living.

The property is approached via a private driveway providing parking for up to three vehicles, complete with an installed electric vehicle charging point. The welcoming entrance hall creates an immediate sense of space and practicality, with a cloakroom/WC and staircase rising to the first floor.

To the front of the house, the living room is a comfortable and inviting space, ideal for both relaxation and entertaining. To the rear, the well-appointed kitchen/dining room forms the heart of the home, offering ample fitted units, excellent workspace, and plenty of room for a family dining table, with an outlook over the garden.

On the first floor, the principal bedroom benefits from its own ensuite shower room. Three further well-proportioned bedrooms provide flexibility for family members, guests, or home working, and are served by a modern family bathroom.

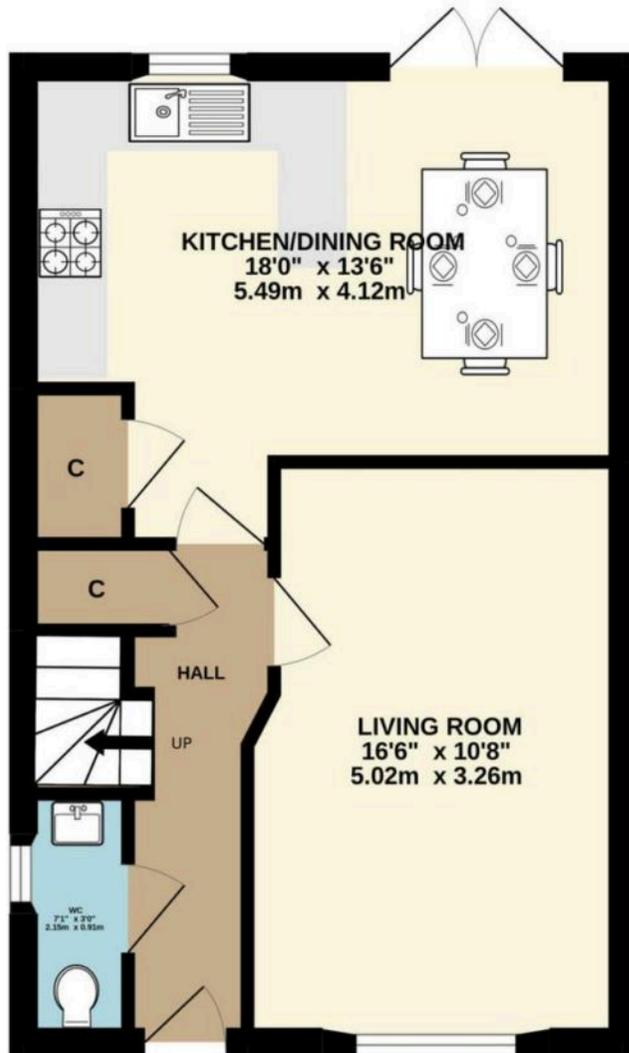
Externally, the rear garden is a particular feature, being laid mainly to lawn and fully enclosed by fencing, offering a high degree of privacy and an ideal environment for children, pets, and outdoor entertaining. The unusually generous plot size sets this home apart from others within the development.

Wiveliscombe is a thriving and well-regarded small town on the edge of the Brendon Hills, offering an excellent range of day-to-day amenities including independent shops, cafés, a supermarket, medical centre, and well-respected primary and secondary schools.

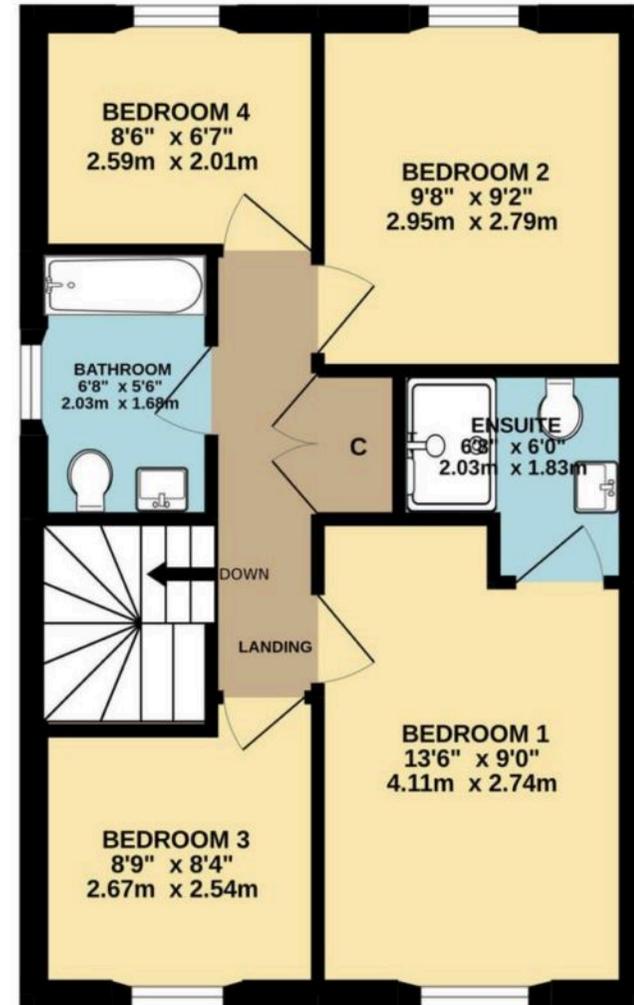
The county town of Taunton lies approximately 9 miles to the south, providing a comprehensive range of shopping, leisure, and educational facilities, together with mainline rail services to London Paddington.



GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



FIRST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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