



17 Spring Gardens,
Wiveliscombe, TA4 2LQ
£250,000 Freehold

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Wilkie May
& Tuckwood

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <http://performa.buckets.majors>

Council Tax Band: C

Broadband Availability: Super Fast with up to 80 Mbps download speed and 20 Mbps upload speed.

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea—very low. Surface water—very low

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by measurements are approximately and have been taken by Nichicom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

WM&T

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

Tel: 01823 332121

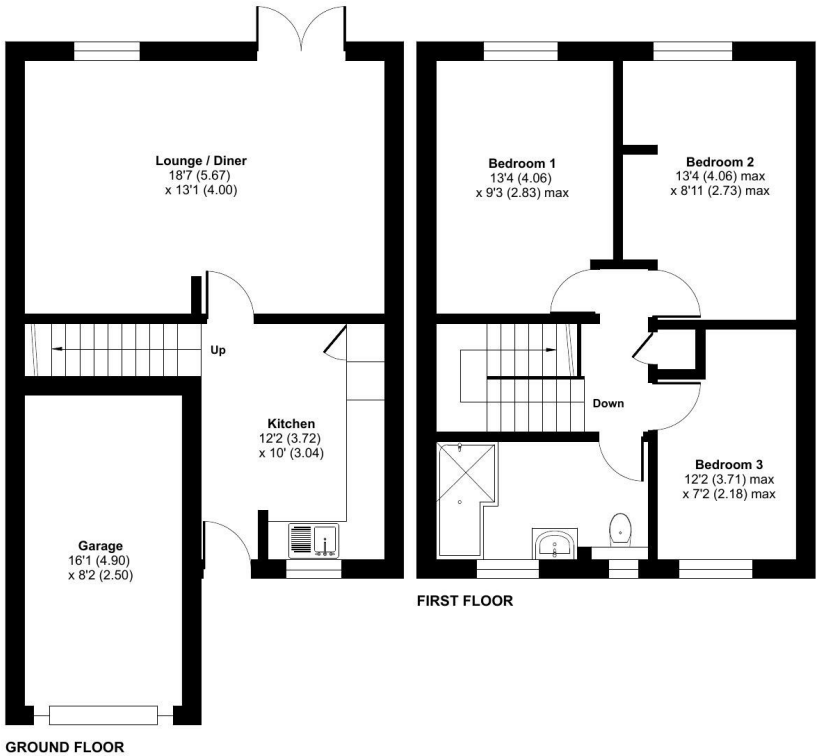
rightmove

The Property Ombudsman

Floor Plan

Spring Gardens, Wiveliscombe, Taunton, TA4

Approximate Area = 874 sq ft / 81.1 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1005 sq ft / 93.2 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). © n3chem 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1409166



Description

- Three Bedrooms
- Terrace House
- Mains Gas Central Heating
- uPVC Double Glazing
- Off Road Parking
- Single Garage
- Good Size Garden
- No Onward Chain

Offered to the market with vacant possession and no onward chain, this spacious three bedroom family home is located within the popular market town of Wiveliscombe.

The property benefits from uPVC double glazing throughout and is warmed by a mains gas fired central heating system.

Externally, the home enjoys a good size private rear garden which is not over looked, along with a single garage and driveway providing off road parking for one vehicle.



The accommodation is arranged over two floors and comprises in brief; a stable front door leading into the kitchen which offers a range of matching wall and base units with work surfaces over, a 1 & ½ bowl stainless steel sink with hot and cold mixer tap, an integrated electric oven, space and plumbing for a washing machine, and space for an under counter fridge. A door from the kitchen leads into a good size living room, featuring a useful understairs storage cupboard and uPVC French doors opening out onto the rear garden. To the first floor are three bedrooms and a spacious family bathroom comprising a paneled bath with shower over, low level WC

and a wash hand basin. Externally, the rear garden benefits from pedestrian rear access and is predominantly laid to patio and paving for ease of maintenance. To the front of the property is a smaller area of garden laid to lawn, a driveway providing off road parking for one vehicle, and a single garage with up-and-over door, power and water supply.

