



6 Mill Court Mill Lane

Wiveliscombe, Taunton

- Recently built modern semi-detached home
- Tucked away position within a small cul-de-sac
- Enclosed and private rear garden
- Drive parking for two vehicles
- Ground floor cloakroom/WC
- Spacious living room
- Kitchen/dining room with garden access
- Three bedrooms
- Principal bedroom with ensuite shower room
- Modern family bathroom

TOTAL FLOOR AREA 84 sq.m.

COUNCIL TAX. Somerset Council Tax Band C.

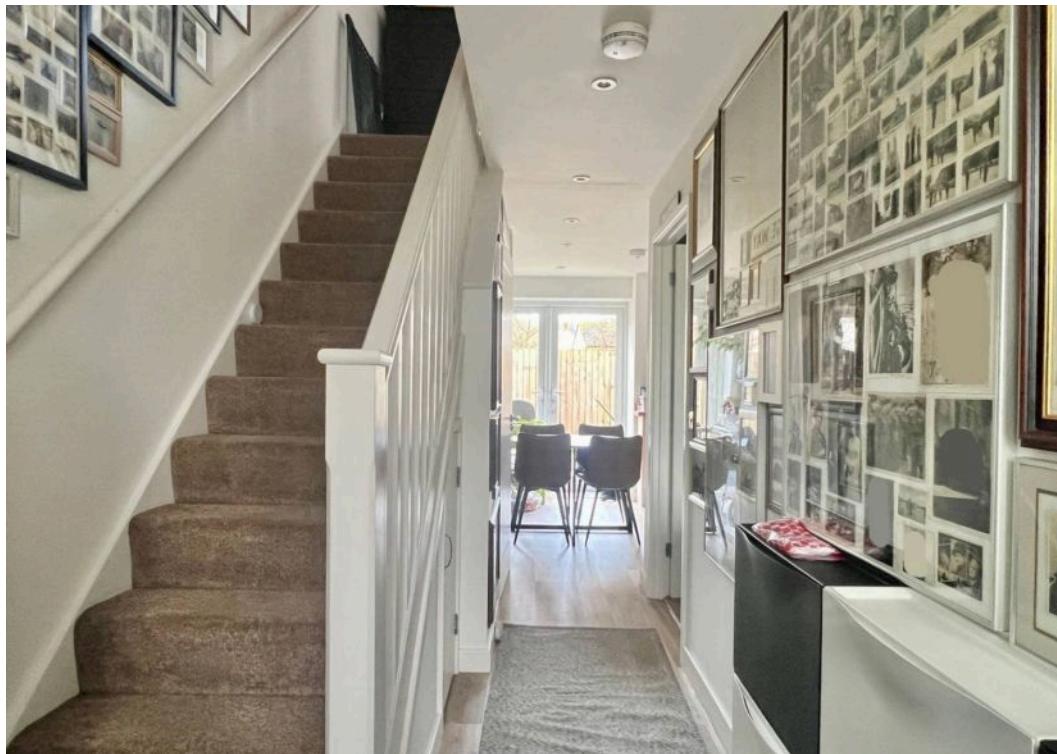
Charges for 2025/26 - £2,062.54

SERVICES Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 80mbps and good mobile coverage across the four main networks.

TENURE Freehold

EPC Energy Efficiency Rating: B





A recently constructed and immaculately presented three bedroom semi-detached home, situated within a small cul-de-sac of similar modern properties on the outskirts of the popular town of Wiveliscombe. Offering well-balanced accommodation, drive parking for two vehicles and a private enclosed rear garden, this property is ideally suited to first-time buyers, growing families or those seeking a low-maintenance home in a convenient yet tucked-away setting.

The accommodation is arranged over two floors and comprises an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room provides a comfortable reception space with a pleasant outlook to the front, while to the rear the kitchen/dining room forms the heart of the home – a bright and practical space ideal for both everyday living and entertaining, with direct access to the garden.

To the first floor, the principal bedroom benefits from an ensuite shower room. There are two further well-proportioned bedrooms and a family bathroom fitted with a modern three-piece suite.

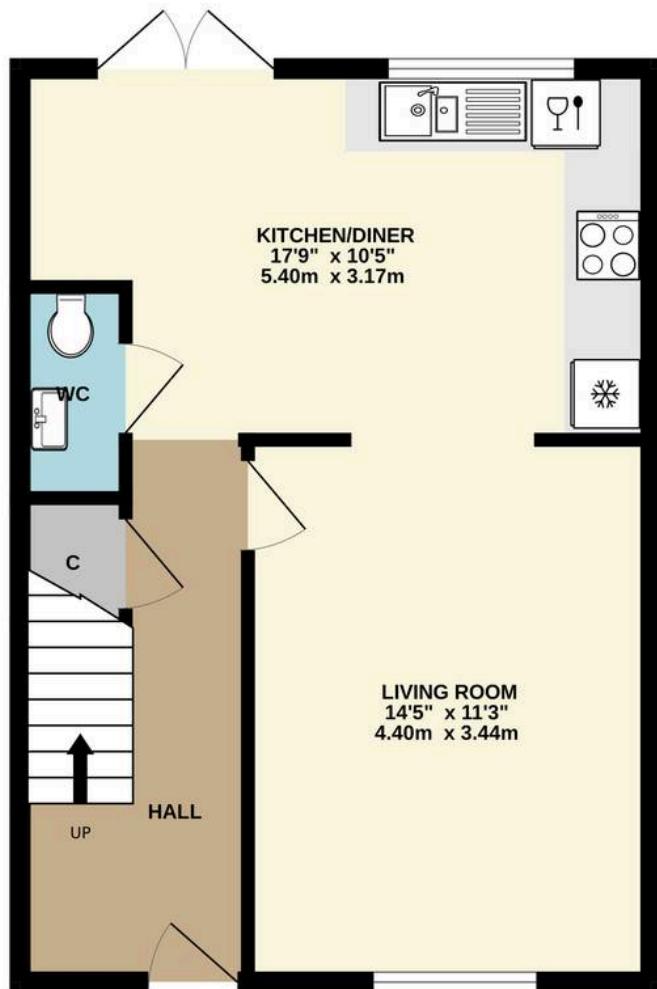
Externally, the property enjoys drive parking for two cars in a private courtyard area just beyond the house. The rear garden is enclosed and designed for ease of maintenance, offering a private outdoor space suitable for children, pets or al fresco dining.

Wiveliscombe is a thriving small Somerset town set on the edge of the Brendon Hills, offering an excellent range of local amenities including independent shops, cafés, a supermarket, primary and secondary schooling, medical facilities and recreational amenities. The town is known for its strong community atmosphere and surrounding countryside, providing superb walking and outdoor opportunities.

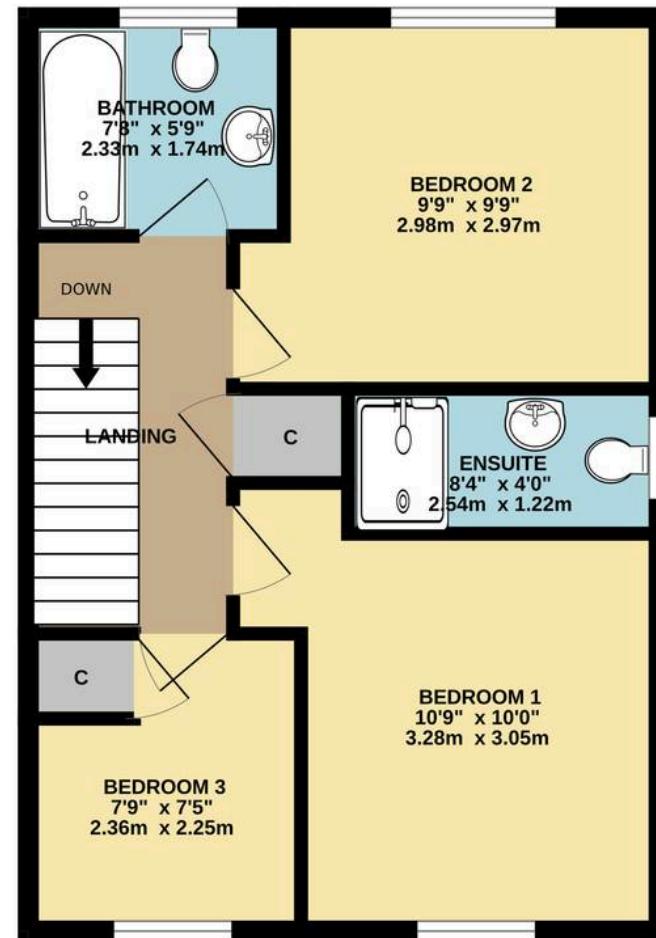
Taunton, the county town of Somerset, lies approximately 10 miles to the south-east and offers a wider range of shopping, educational and leisure facilities together with mainline rail links to London Paddington and access to the M5 motorway.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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