

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 of the agent's statement of the property's condition and to conduct their own inspection. The agent has not tested any apparatus, 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 professional reports to find out the true condition of these fixtures and fittings.

8. Financial Evaluation: At the time that an offer has been made and passed this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, or liability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to find out from the source and prospective buyer must inform the seller of the funds available.

Code of Practice for Residential Estate Agents. Effective from 1 August 2011

the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be refunded should purchase cease to continue. It can be known that we receive a payment benefit of not more than £50+VAT. Offers can only be accepted by our client in Administration Fee of £20+VAT (£24) per buyer will be required in order to process measurements are approximate and should be checked with the vendor. 4. No responsibility can be accepted for any expenses incurred by

intending purchasers in inspecting properties which have been sold or withdrawn. Photographs taken and details given in good faith, and are believed to be correct but may correct overall description for the guidance of prospective purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice.

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 substantial view of the property and do not constitute an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details given in good faith, and are believed to be correct but may

**Flood Risk:** Rivers & Sea—very low. Surface water—very low  
**Mobile Phone Coverage:** Check: <https://www.ofcom.org.uk/mobile-coverage-checker>  
**Broadband Availability:** Super Fast with up to 80 Mbps download speed and 20 Mbps upload speed.  
**Council Tax Band:** C  
**Property Location:** <http://performsbuckets.majors>  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY  
**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.  
**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

#### GENERAL REMARKS AND STIPULATIONS:



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

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**Wilkie May  
& Tuckwood**

## Floor Plan

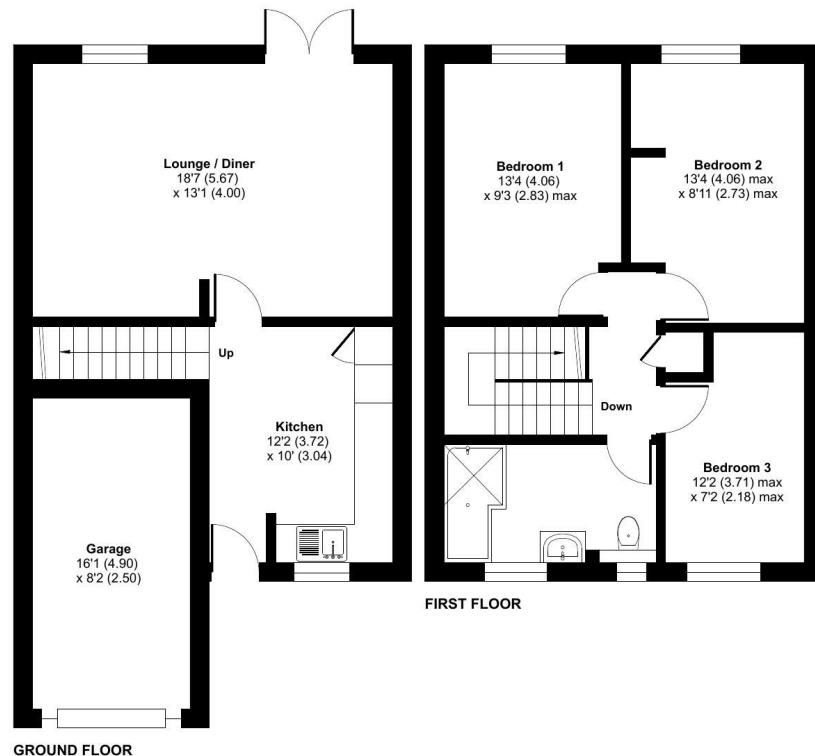
### Spring Gardens, Wiveliscombe, Taunton, TA4

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). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1409166

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## 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 under stairs 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 panelled 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.

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