

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://performs.buckets.majors>

Council Tax Band: C

Broadband Availability: Super Fast with up to 80 Mbps download speed and 20 Mbps upload speed. Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

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

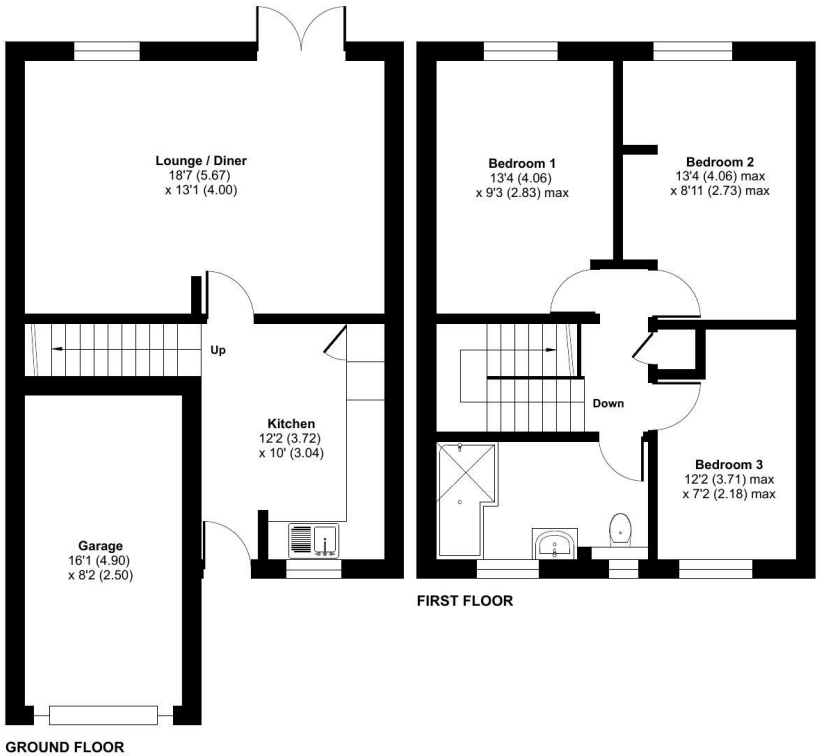


**Wilkie May
& Tuckwood**

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). © 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.

