



7 Mill Court, Mill Lane

Wiveliscombe, Taunton

- Modern recently built semi-detached family home
- Offered for sale with no onward chain
- Situated in an exclusive cul-de-sac of just seven properties
- Two private driveway parking spaces
- Enclosed rear garden ideal for families and entertaining
- Spacious living room with pleasant front aspect
- Contemporary kitchen/dining room with garden access
- Principal bedroom with ensuite shower room
- Two further well proportioned bedrooms
- Modern family bathroom and well presented throughout

TOTAL FLOOR AREA 84 sq.m.

TENURE Freehold

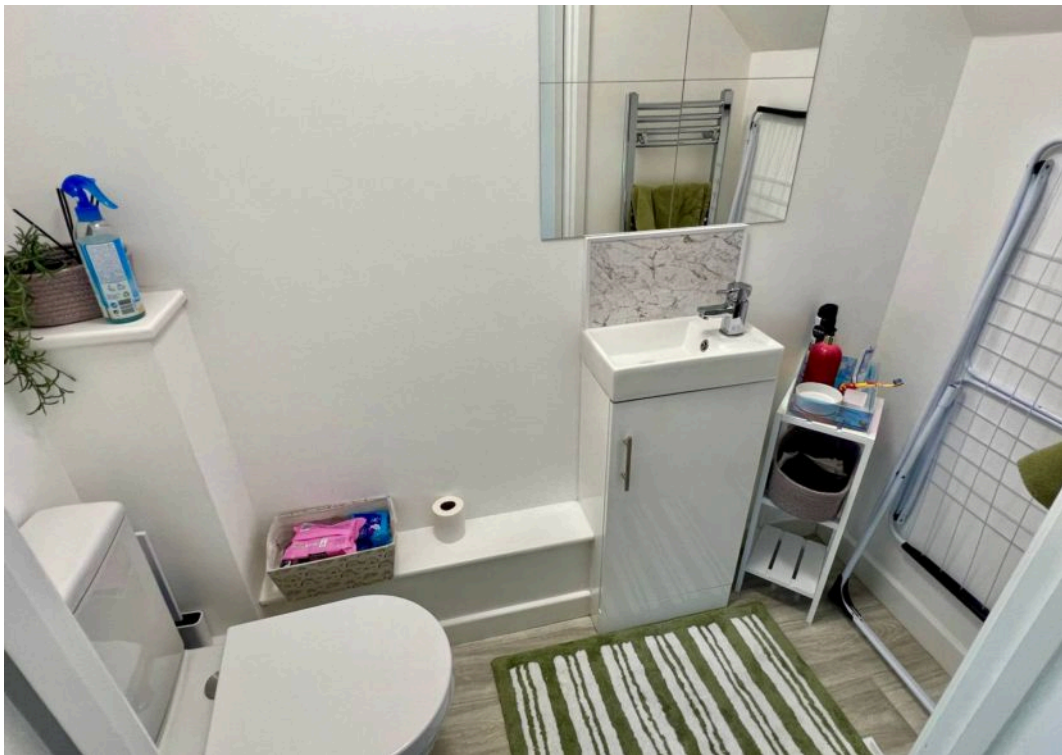
COUNCIL TAX Somerset Council Tax Band C.

Charges payable for 2025/26 - £2,062.54

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

EPC Energy Efficiency Rating: B

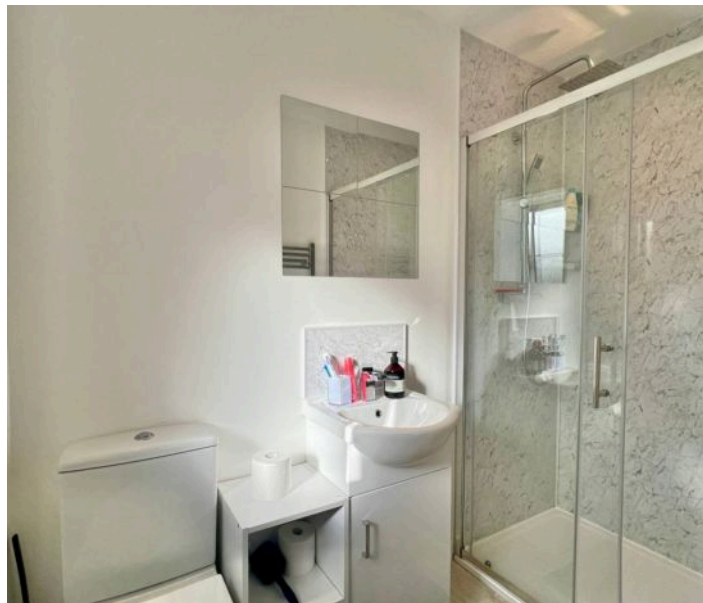




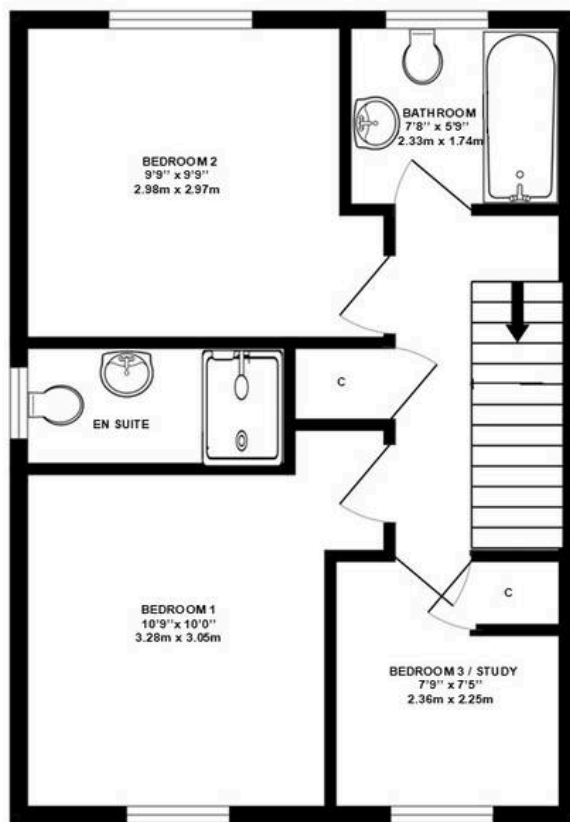
A superb opportunity to acquire this modern and recently built three bedroom semi-detached family home, enjoying a pleasant position within a small cul-de-sac of just seven properties. Offered to the market with the significant advantage of no onward chain, the property provides well balanced accommodation, off-road parking for two vehicles, and a private enclosed rear garden—ideal for families, first-time buyers, or those seeking a low-maintenance contemporary home.

The accommodation is arranged over two floors and comprises an entrance hall with stairs rising to the first floor, a comfortable living room to the front aspect, and a stylish kitchen/dining room to the rear with direct access to the garden—perfect for everyday living and entertaining. Upstairs, the principal bedroom benefits from an ensuite shower room, complemented by two further bedrooms and a modern family bathroom.

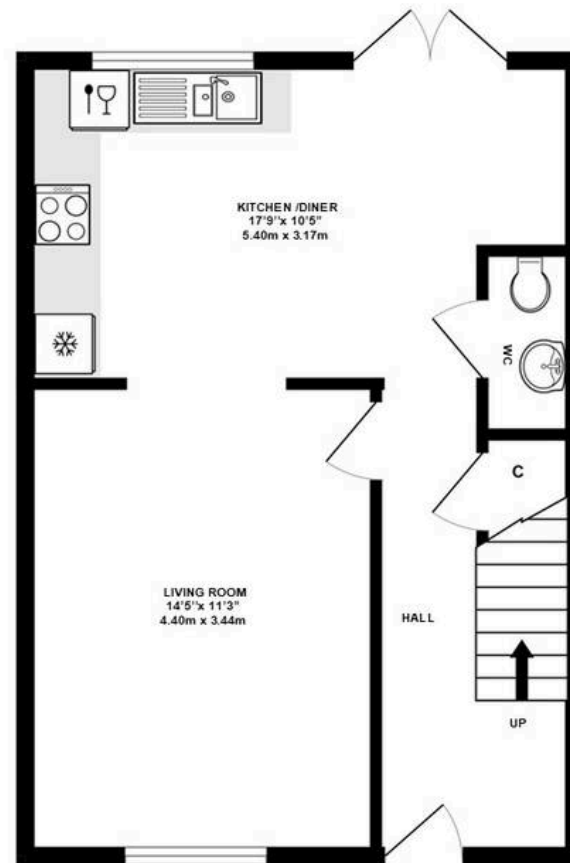
Externally, the property enjoys two private driveway parking spaces and a fully enclosed rear garden offering a safe and secure outdoor environment with space for seating and recreation.



1st Floor
452 sq.ft (approx)



Ground Floor
452 sq.ft (approx)





Ware & Co

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

