



20 Laker Close, Wiveliscombe, TA4 2FA

£270,000

GIBBINS RICHARDS 
Making home moves happen

Cul-de-sac/ Semi-detached/ Off road parking

This is a newly built two bedroom semi-detached home offering stylish, low-maintenance living ideal for first-time buyers, downsizers, or investors alike. Finished in neutral décor throughout, the property provides a bright and welcoming atmosphere, ready for a new owner to move straight in and make it their own. The ground floor comprises a comfortable sitting room, a convenient cloakroom, and a contemporary kitchen/diner to the rear, making it perfect for everyday living and entertaining. Upstairs, you will find two well-proportioned bedrooms, including cupboards to the principal bedroom, along with a modern family bathroom. Externally, the property benefits from off-road parking and a rear garden which is ideal for relaxing or outdoor dining. A fantastic opportunity to purchase a beautifully presented, newly built home in a popular residential location.

Tenure: Freehold / Energy Rating: B / Council Tax Band: B

Situated within a quiet and well-established residential cul-de-sac on the edge of the popular market town of Wiveliscombe, Laker Close offers an attractive setting with a strong sense of community and easy access to local amenities. Wiveliscombe is a thriving small town at the foot of the Brendon Hills, offering a range of independent shops, cafés, a primary and secondary school, health centre, and recreational facilities. The town is well known for its friendly atmosphere and countryside surroundings, while still providing convenient access to the county town of Taunton, which lies approximately 10 miles to the south and offers mainline rail services to London Paddington and excellent links to the M5 motorway.

Approx 713 sq.ft./66.3 sq.m.

Two bedrooms

Built in 2022 by Barratt Homes

Remaining NHBC warranty

Off road parking

Low maintenance garden

Cul de sac position

EV Charing point



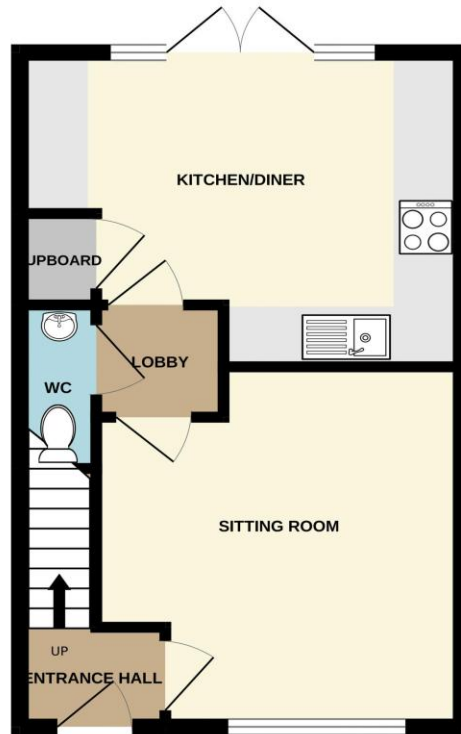


Accommodation

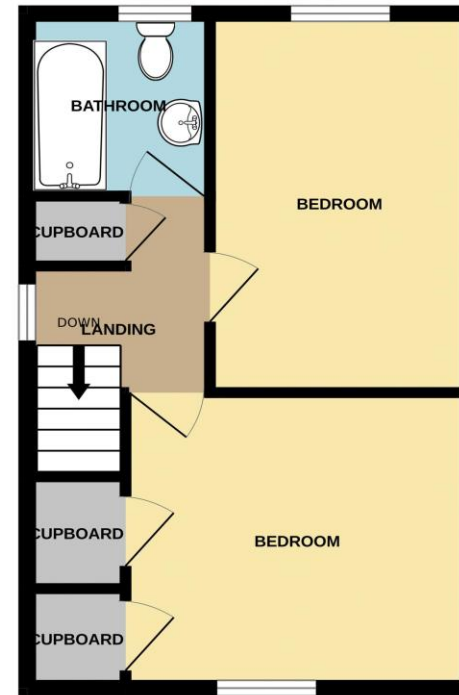
| | |
|---------------|---|
| Kitchen/Diner | 14' 9" x 11' 4" (4.49m x 3.45m) |
| Sitting Room | 12' 11" x 12' 2" (3.93m x 3.71m) |
| Cloakroom | |
| Bedroom | 13' 8" x 8' 8" (4.16m x 2.64m) |
| Bedroom | 11' 5" x 10' 7" (3.48m x 3.22m) |
| Bathroom | 6' 7" x 6' 1" (2.01m x 1.85m) |
| Outside | Off road parking, Low maintenance front and rear garden |



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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