Sandycot, Langley Cross
Wiveliscombe, Somerset, TA4 2UQ
£325,000 Freehold

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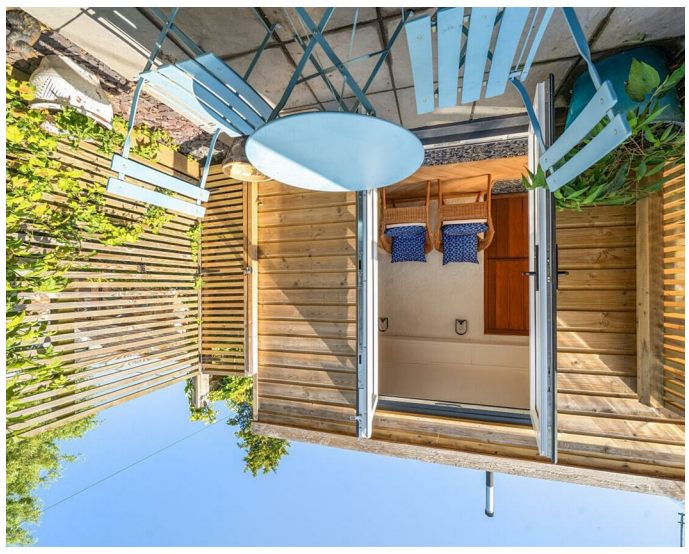
Wilkie May & Tuckwood



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: ///beam.outwards.easy
Council Tax Band: D
Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 1000 Mbps
Mobile Phone Coverage: Check: https://www.ofcom.org.uk/mobile-coverage-checker
Flood Risk: Rivers & Sea - Low. Surface Water - Very Low.
Agents Note: Sales particualrs correct as of July 2026

MPORTANT NOTICE: Wilkie May & Tuckwood, for themselves and for the vendors of this property whose agents they are, give notice that: 1) These particulars are intended to give a fair and substantially correct overall description of the property for the guidance of prospective purchasers. They do not constitute, nor form part of, any offer or contract. 2) All descriptions, dimensions, areas, references to condition, necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct. However, prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. 3) No person in the employment of Wilkie May & Tuckwood has authority to make or give any representation or warranty in relation to this property, or to enter into any contract on behalf of the vendor. 4) Wilkie May & Tuckwood cannot accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate and have been taken by Nichecom. While we endeavor to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or other appropriate professional. 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 and prospective purchasers are advised to obtain verification from their solicitor.

CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed. Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to sell a property, requires a mortgage, claims to be a cash buyer, or any combination of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

The Property Ombudsman
rightmove

Tel: 01823 332121

Winchester House Corporation Street, Taunton, Somerset, TA1 4AJ

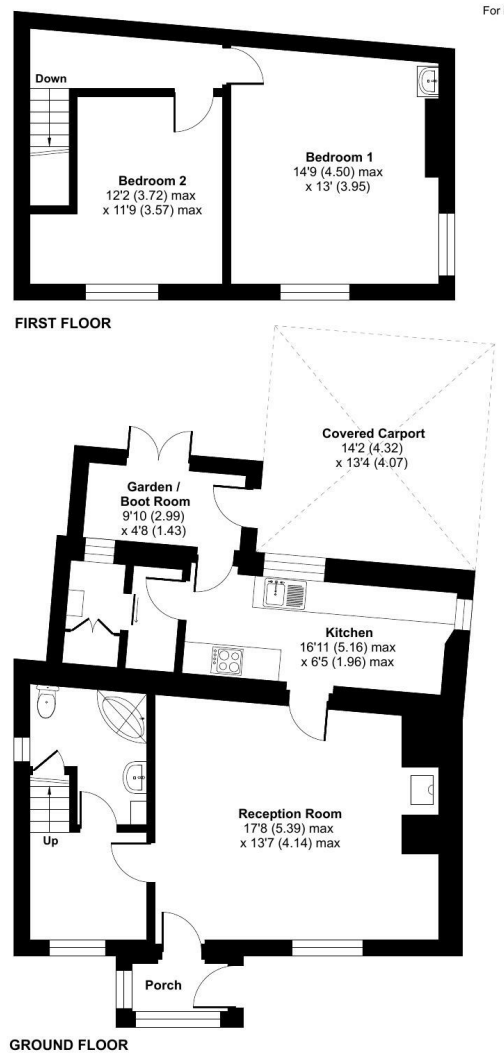
WM&T

Floor Plan

Sandycot, Langley Cross, Wiveliscombe, Taunton, TA4

Approximate Area = 1016 sq ft / 94.3 sq m (excludes carport)

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: 1485648

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Description

- Two Double Bedrooms
- Detached Cottage
- Rural Location
- Mains Gas Fired Central Heating
- uPVC Double Glazing
- Wood Burning Stove
- Off Road Parking / Car-Port
- Front and Rear Garden
- Excellent Access To Nearby Countryside Walks
- Beautifully Presented Throughout

A beautifully presented, two bedroom detached cottage on the outskirts of the popular market town of Wiveliscombe. Arranged over two floors, the spacious accommodation benefits from mains gas fired central heating and uPVC double glazing throughout. Externally, there is a private and enclosed garden with mature planting, plus a smaller courtyard garden to the rear and one allocated parking space beneath a carport.

The accommodation is arranged over two floors and comprises in brief; an entrance porch with space for coats and boots. The good sized living room features a large fireplace with a wood burning stove, a uPVC double glazed window overlooking the front and doors leading to the kitchen and inner hallway.

The well appointed and modern kitchen is fitted with a range of matching wall and base units with work surfaces over. There is space for an electric oven with an extractor fan above, along with space and plumbing for a dishwasher and room for a fridge/freezer. Further features include kick space heaters and ceiling spotlights. A door leads into the utility room, which provides space and plumbing for a washing machine and houses the wall mounted gas boiler.

The pleasant sun room has double doors opening onto the courtyard garden. Completing the ground floor accommodation is the family bathroom, comprising a corner bath with shower over, low level WC and wash hand basin.

On the first floor are two generously sized double bedrooms. Outside, the property benefits from a private and enclosed front garden, attractively planted with a variety of mature flowers and shrubs. There is also a smaller courtyard garden to the rear and one allocated parking space beneath a carport.

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