5 Mill Court Mill Lane
Station Road, Wiveliscombe,
Taunton, TA4 2FB
£260,000 Freehold

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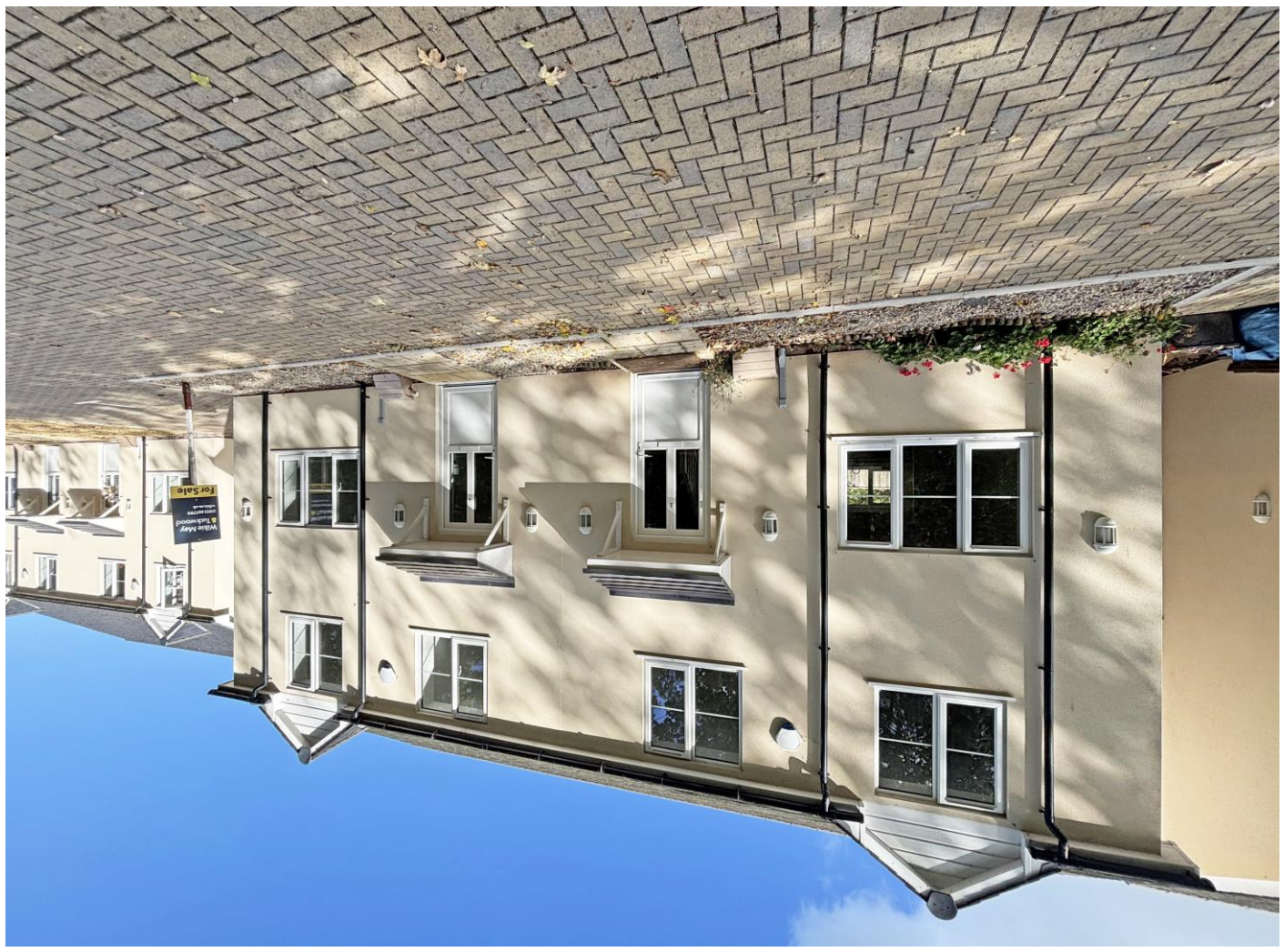
Wilkie May & Tuckwood



LOCATION: Wiveliscombe is a historic market town with a friendly and thriving community set in beautiful surroundings and forming the hub of the area known as "The 10 Parishes". The town boasts a wide range of independently run shops and facilities with excellent primary and secondary schools, active sports clubs and a large recreation ground with swimming pool for summer use. The county town of Taunton is approximately 10 miles to the East offering extensive shopping and sporting facilities with Wellington approximately 6 miles distant with once again a range of amenities larger national stores to include the well renowned Waitrose, with the M5 accessible at Junction 26.

DIRECTIONS: From the Taunton direction proceed along the B3227 to Wiveliscombe. Proceed over the first roundabout and take the next left into Station Road which leads into Mill Lane. Continue along and the development can be found on the left hand side as indicated by our For Sale Board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.
Services: Mains electricity, mains water, mains drainage, gas central heating, telephone
Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.
Property Location: w3w.co///engraving.jugs.shave
Council Tax Band: C
Construction: Traditional cavity construction with a rendered outer leaf under a slate roof
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.
Flood Risk: Surface Water: medium **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on https://www.gov.uk/check-long-term-flood-risk
Planning: Local planning information is available on https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp

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 substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

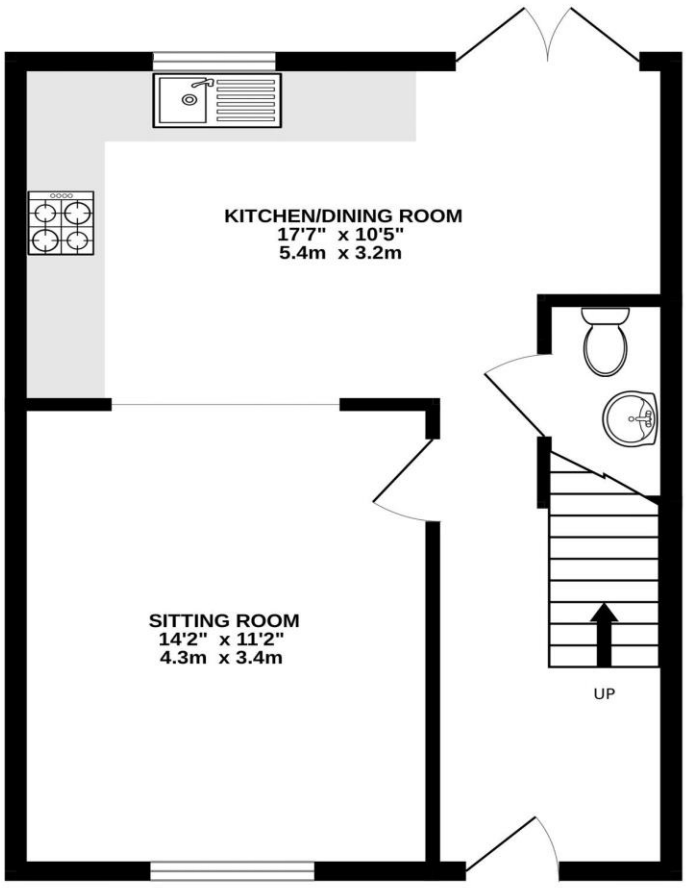
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

The Property Ombudsman rightmove

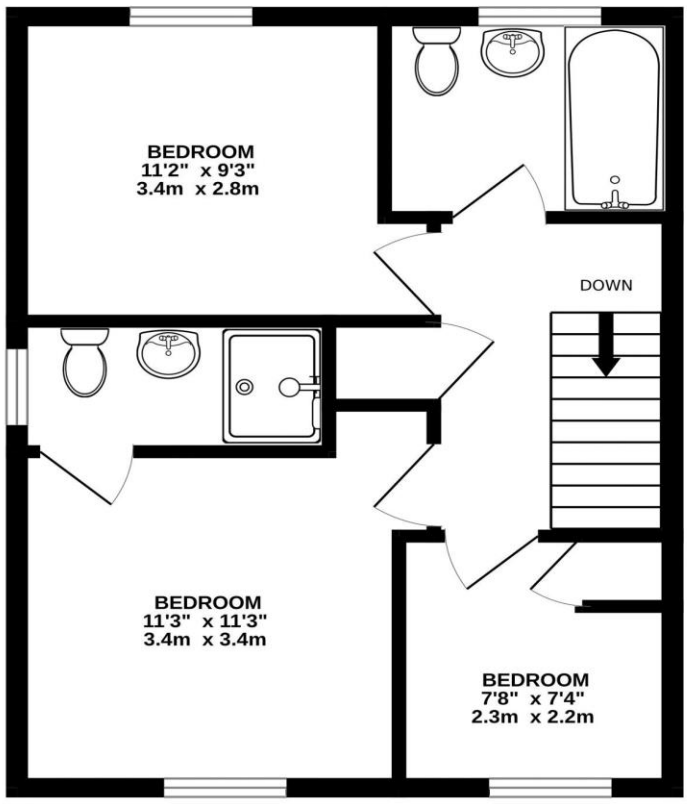
Tel: 01823 667799
29 High Street, Wellington, Somerset TA21 8QT

WM&T

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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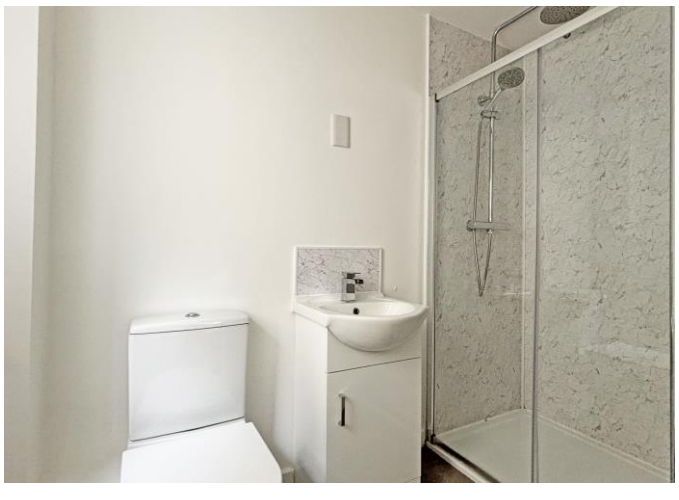
A spacious 3 bedroom semi detached family home forming part of an exclusive development of just 7 properties set in a tucked away position yet within walking distance of the centre of Wiveliscombe. Constructed in 2020 using traditional methods by a local reputable builder, the property benefits from the remainder of its 10 year builders warranty with ICW. The property is warmed by gas fired central heating and is offered to the market with NO ONWARD CHAIN.

The accommodation comprises in brief, front door opens into the entrance hallway with stairs rising to the first floor and doors to the principal rooms. The sitting room is a generous size with ample space for everyday furnishings and opens directly through to the kitchen/dining room, creating the perfect space to entertain, particularly in the warmer months given the flow of the living space through to the garden.

The kitchen is fitted with a comprehensive range of Howdens wall and base units with complementary work surfaces, integrated fridge/freezer, oven and hob and space for both a washing machine and dishwasher. There is space for a dining table and chairs and French doors to the garden alongside a door to the downstairs cloakroom.

To the first floor, the master bedroom benefits from an en-suite shower room with bedrooms two and three having use of the family bathroom which is fitted with a three piece suite.

Outside, the property is approached via a shared driveway with allocated parking spaces for two vehicles to the end of the driveway. A side gate opens through to the rear garden which enjoys a Westerly aspect and is laid to both lawn and patio with an external power point.

- **Modern three bedroom family home**
- **Exclusive small development**
- **Set in a tucked away position**
- **Off road parking**
- **Master en-suite and downstairs cloakroom**
- **Integrated oven, hob and fridge/freezer**
- **Gas fired central heating**
- **Walking distance to town centre**