



26 West Street, TA4 2JP

£285,000 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

Property Location: ///grounding,daring,claspimg

Council Tax Band: B

Broadband Availability: Superfast with up to 80Mbps download speed and 20 Mbps upload speed.

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

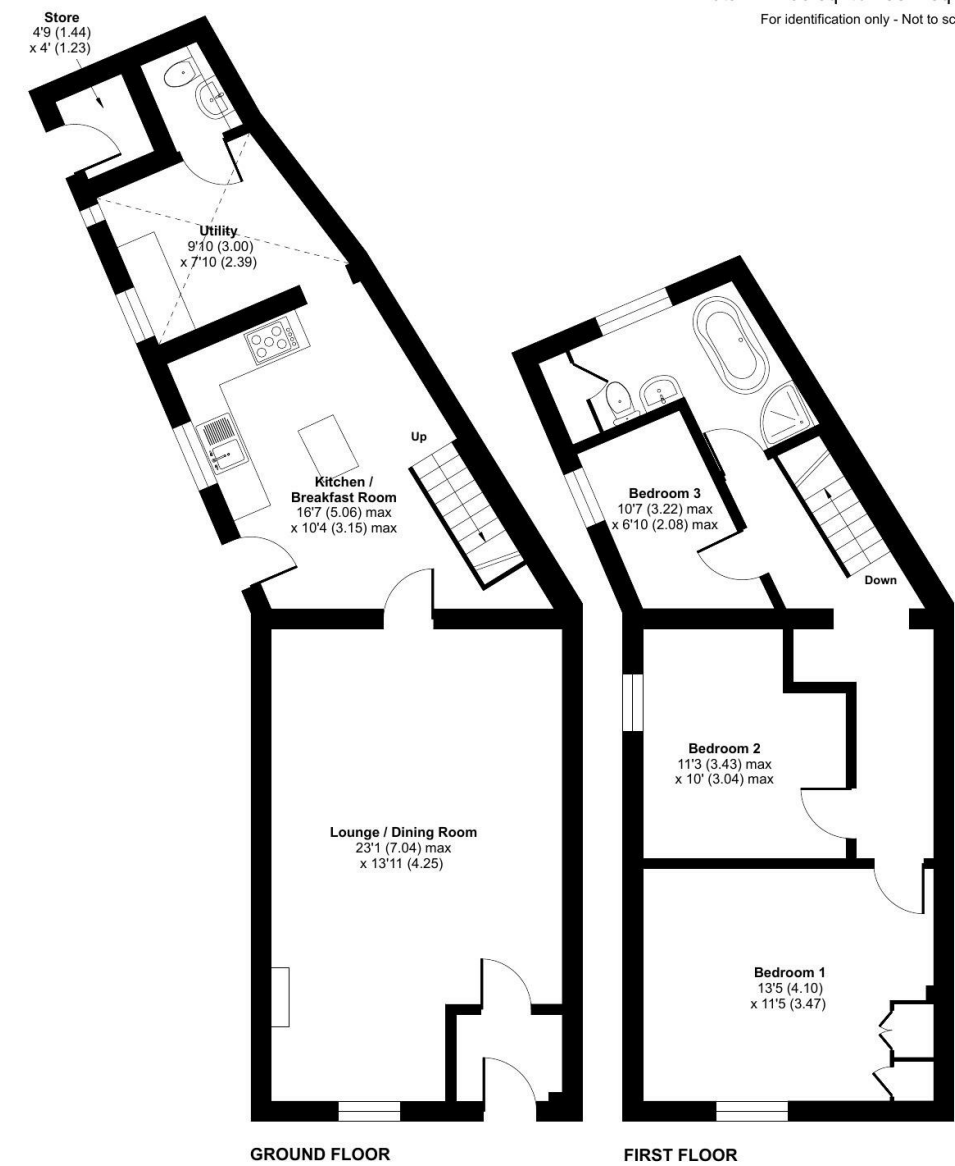
Flood Risk: Rivers & Sea - very low. Surface Water - very low.

Agents Note: N/A

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 or 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 measurements are approximate and have been taken by Nichicom. 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. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. 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 1998. 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. 9. 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.

West Street, Wiveliscombe, Taunton, TA4

Approximate Area = 1151 sq ft / 106.9 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 1166 sq ft / 108.2 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). © nichecom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1441716

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Description

- Semi-Detached Cottage
- Open-Plan Living and Dining Area
- Modern Kitchen
- Close to Amenities
- Gas Central Heating
- uPVC Double Glazing
- No Onward Chain

Nestled in the centre of Wiveliscombe, Taunton, this delightful three-bedroom semi-detached cottage on West Street combines traditional character with modern convenience. Ideally positioned, the property enjoys easy access to local amenities, along with gas-fired central heating and uPVC double glazing throughout.



The accommodation begins with an entrance area leading into a spacious open-plan living and dining room. This inviting space features warm wooden flooring, a cosy gas fire, and French doors opening onto the courtyard garden.

The kitchen blends contemporary style with rustic charm, centred around a sleek island with breakfast bar seating. Shaker-style cabinetry, contrasting tiled flooring, and a characterful alcove housing a range-style cooker with exposed beam detailing all add to its appeal. Within the kitchen there is an integrated dishwasher and ceramic sink with hot and cold mixer tap. A separate utility area provides space for a washing machine, tumble dryer, and fridge freezer, with the added convenience of a downstairs cloakroom off.

Upstairs, the property offers three well-proportioned bedrooms. The landing is enhanced by a charming

shelved library area, adding both character and practicality. The family bathroom is well appointed, featuring a corner shower, roll-top bath with claw feet, wash basin, low-level WC, and radiator with attached towel rail.

Outside, the courtyard garden offers an easy-to-manage outdoor space, well suited to pots, planting, or a seating area. To the front, on-street parking is available, with access to car park facilities within walking distance.

This characterful home offers a rare blend of comfort and style—ideal for those seeking a welcoming home or a sound investment in the heart of Wiveliscombe, with the added benefit of no onward chain.

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