



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.clasping
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 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for any expenses incurred by prospective purchasers in inspecting properties which may subsequently be sold, let or withdrawn.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.



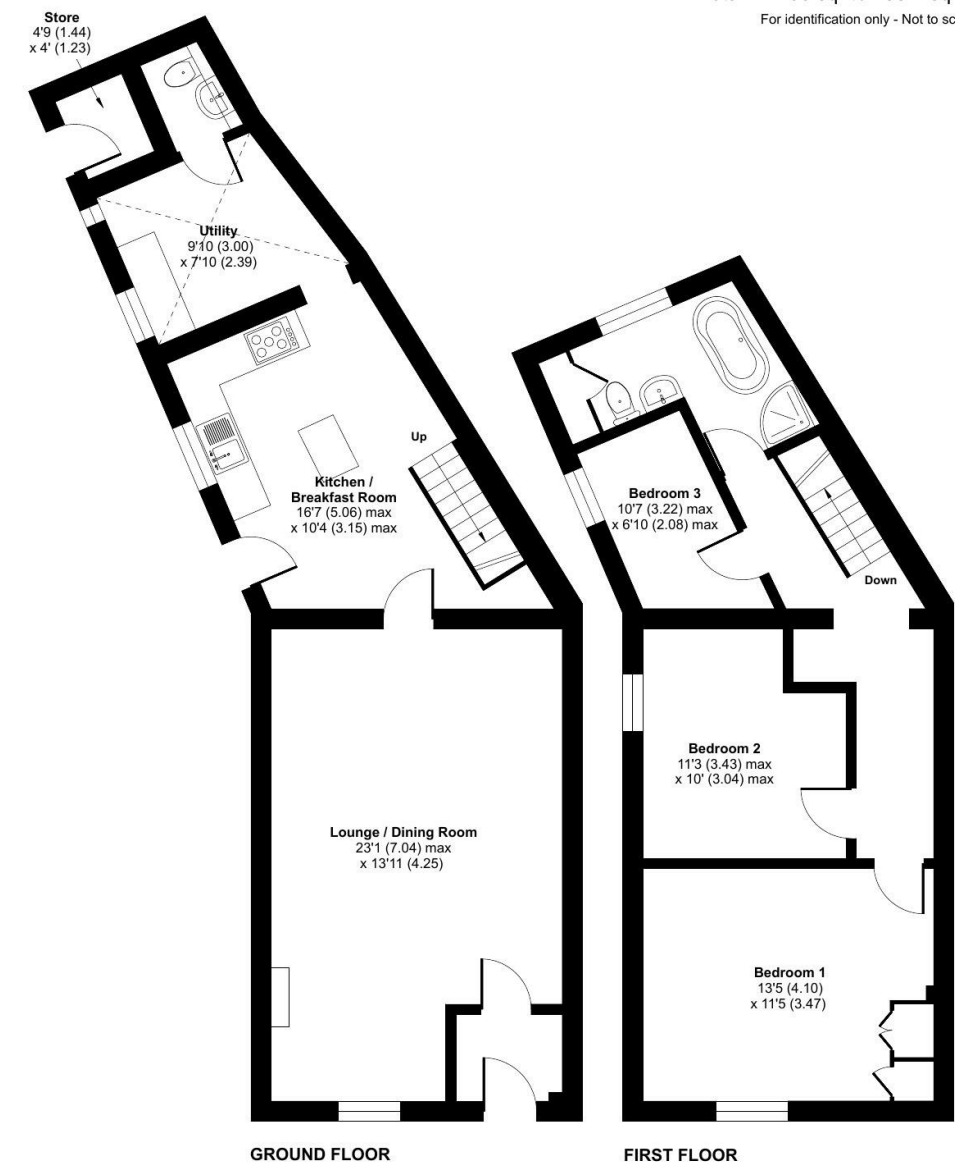
Tel: 01823 332121

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



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

WM&T

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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