

for sale

£425,000



Church Street Wiveliscombe Taunton TA4 2LR

This cleverly designed and **SURPRISINGLY SPACIOUS** bungalow has been beautifully appointed and significantly improved by the current owners. This magnificent gem occupies a central yet **TUCKED AWAY** position within the popular town of Wiveliscombe and simply must be seen to be **TRULY APPRECIATED**.



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Front Door

Leading to...

Entrance Hall

Radiator. Built-in linen cupboard. Wardrobe and overhead storage.

Cloak Room

Suite comprising low-level WC, retro style wash hand basin with mixer tap. Obscure double glazed window to rear.

Lounge/ Diner

21' 4" x 12' 3" (6.50m x 3.73m)

Full-length double glazed windows to front. Vertical-style radiators. Large open-plan space through to the...

Kitchen

21' x 8' 9" (6.40m x 2.67m)

Double glazed windows to rear. Obscure double glazed door opening into outside. The kitchen itself is equipped with a luxurious range of wall and base-mounted units with work surfaces including a one and a half bowl sink and drainer with mixer tap. Showpiece cabinets and a range of built-in appliances including an electric oven and microwave with separate five burner gas hob, including wok burner, splashback and cooker hood over. Built-in fridge/freezer and larder-style unit, and built-in washing machine and dishwasher.

Main Bedroom

14' 8" into wardrobe x 10' 11" max (4.47m into wardrobe x



3.33m max)

Double glazed window to rear. Radiator. Measurements include quadruple built-in wardrobes.

En Suite Shower Room

Suite comprising low-level WC, wash hand basin with mixer tap, separate twin-shower cubicle with a wall-mounted electric shower. Obscure double glazed window to rear. Extractor fan. Heated towel rail.

Bedroom Two

14' 2" x 10' 9" (4.32m x 3.28m)

Double glazed window to front. Radiator.

Bedroom Three

11' x 10' 4" (3.35m x 3.15m)

Double glazed window to rear. Radiator.

Bedroom Four

14' 1" x 8' 9" (4.29m x 2.67m)

Double glazed window to front. Radiator.

Bathroom

Suite comprising low-level WC, wash hand basin with mixer tap, bath with wall-mounted electric shower over. Obscure double glazed window to side. Extractor fan. Heated towel rail.

Outside

To the front of the property there is an enclosed courtyard-style garden laid to stone chippings with a sunny aspect ideal for a seating arrangement. The garden also houses several plant beds. To the rear of the property there is an enclosed predominantly walled garden laid to lawn with a useful wooden storage shed, attractive gazebo and additional seating area laid to stone chippings. Stairs rise to the BBQ area with pergola. The

is gated access to the garden from both sides. In addition, there are three double water-proof sockets.

Garage

17' max x 12' 8" (5.18m max x 3.86m)

Electric up-and-over door. Power & light. To the rear of the garage there is a....

Utility

12' 6" x 5' 10" plus recess (3.81m x 1.78m plus recess)

Plumbing for an automatic washing machine. Power & light. Worksurface and wall-mounted boiler.

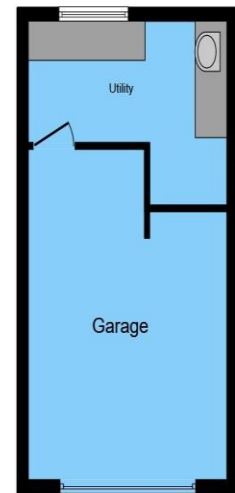
Parking

Driveway in front of the garage for two cars.





Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TTN311653 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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