



# 5 Mill Court, Mill Lane

Wiveliscombe, Taunton

- Modern three bedroom semi-detached family home
- Located on the outskirts of Wiveliscombe
- Available with no onward chain
- Entrance hall with cloakroom/WC
- Well-proportioned living room
- Kitchen/dining room with double doors to rear garden
- Principal bedroom with ensuite shower room
- Two further guest bedrooms
- Three piece family bathroom
- Two driveway parking spaces and enclosed private rear garden

**TOTAL FLOOR AREA** 84 sq.m.

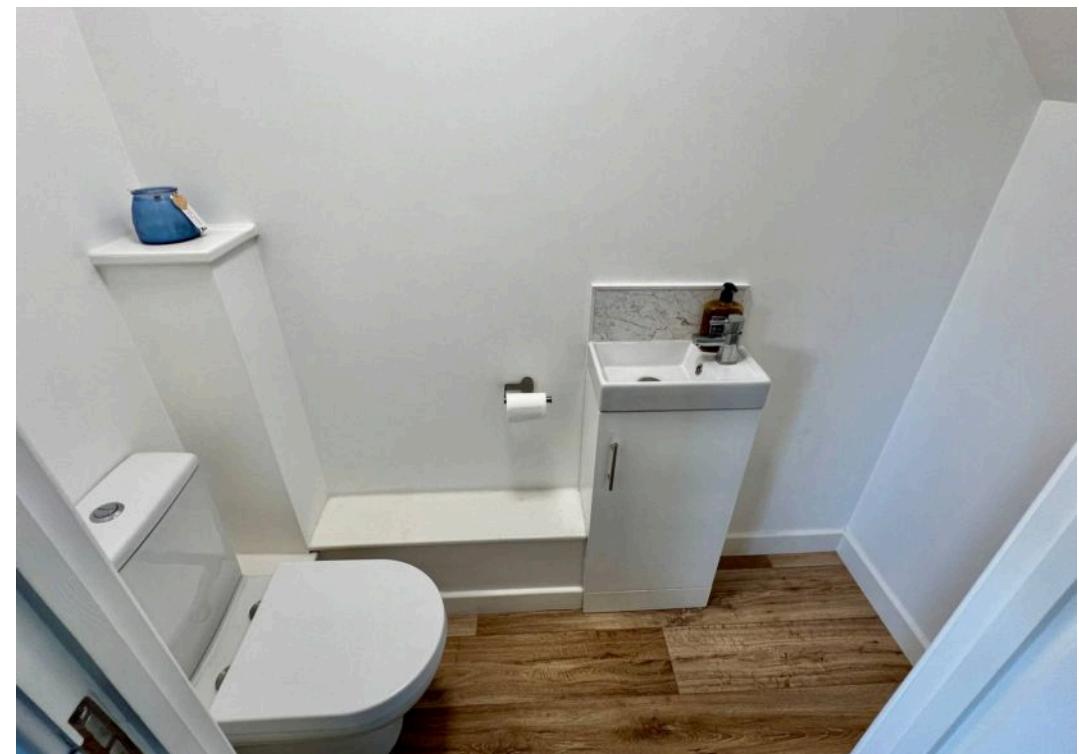
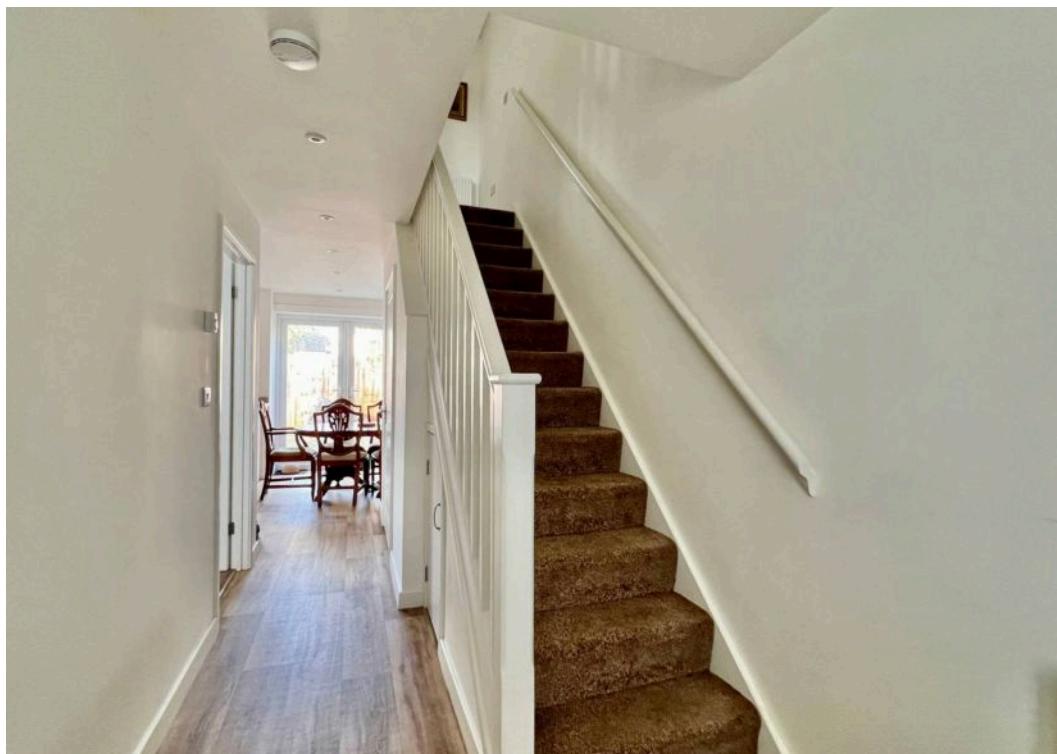
**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band C.  
Charges payable for 2025/26 - £2,062.54

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of upto 80 mbps are available and variable to good mobile signal across the four main networks.

EPC Energy Efficiency Rating: B





A modern three bedroom semi-detached family home situated in a small and attractive development on the outskirts of the popular market town of Wiveliscombe. Offering well-balanced accommodation arranged over two floors, together with driveway parking for two vehicles and a private enclosed rear garden, the property is available with **no onward chain** and represents an excellent opportunity for first-time buyers, families or investment purchasers alike.

The accommodation is entered via a welcoming entrance hall with stairs rising to the first floor and a convenient cloakroom/WC. The living room provides a comfortable and well-proportioned reception space, ideal for both day-to-day living. To the rear of the property, the kitchen/dining room forms the heart of the home, fitted with a range of modern units and offering ample space for a family dining table, with double doors opening directly onto the enclosed rear garden.

On the first floor, the principal bedroom benefits from its own ensuite shower room. Two further guest bedrooms are served by a three piece family bathroom comprising bath, WC and wash hand basin.

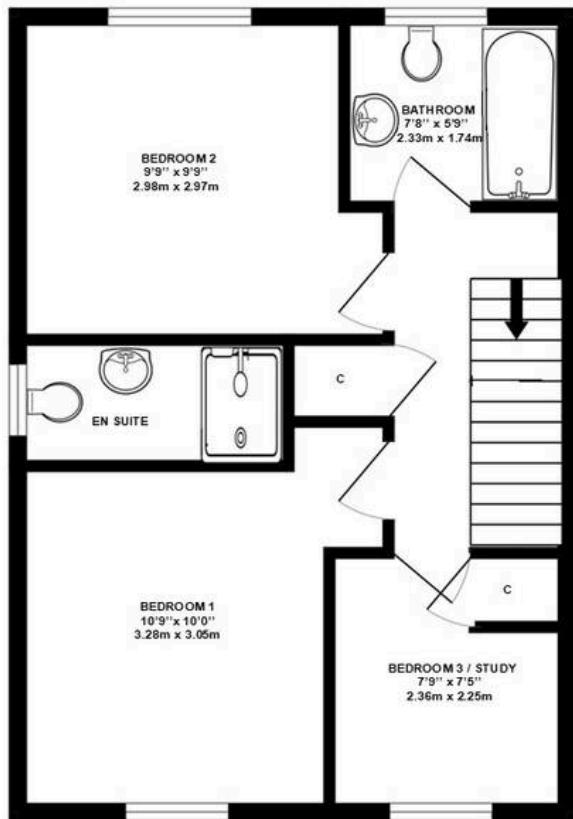
Externally, the property enjoys two allocated driveway parking spaces to the front. The rear garden is enclosed and designed for ease of maintenance, offering a private space suitable for children, pets or outdoor entertaining.

Wiveliscombe is a thriving and characterful market town set on the edge of the Brendon Hills and within easy reach of the Quantock Hills, an Area of Outstanding Natural Beauty. The town offers an excellent range of everyday amenities including independent shops, cafés, a supermarket, primary and secondary schooling, medical facilities and a well-regarded community centre.

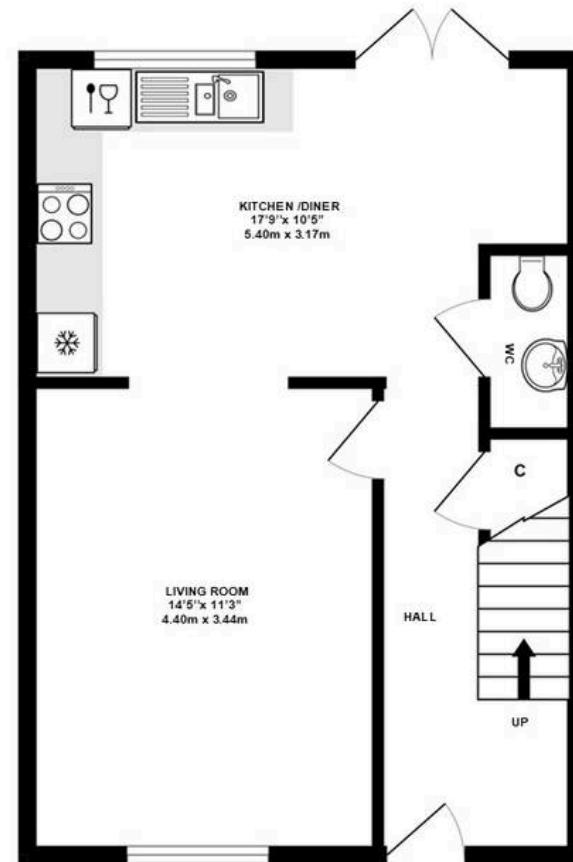
The county town of Taunton lies approximately nine miles to the south, providing a more extensive range of retail, leisure and educational facilities together with mainline railway connections to London Paddington and access to the M5 motorway.



1st Floor  
452 sq.ft ( approx )



Ground Floor  
452 sq.ft ( approx )





**Ware & Co**

Ware & Co, 53 Bridge Street - TA1 1TP

01823259604 • [info@wareandco.com](mailto:info@wareandco.com) • [www.wareandco.com](http://www.wareandco.com)

