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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, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: <http://carefully.wiping.party>

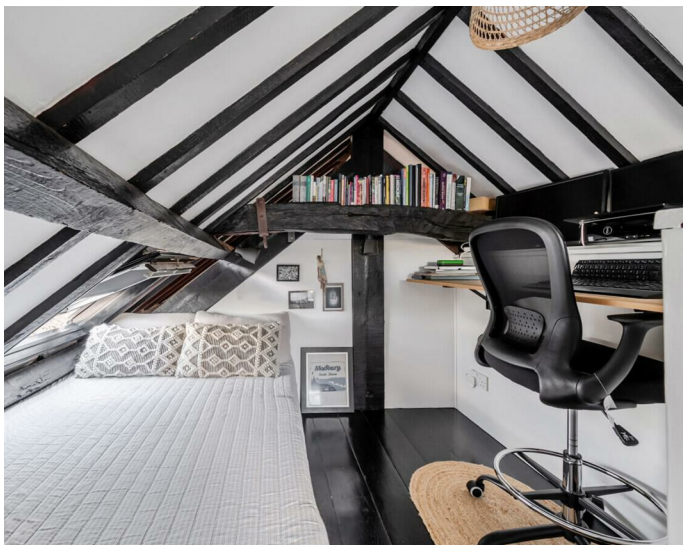
Council Tax Band: B

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

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

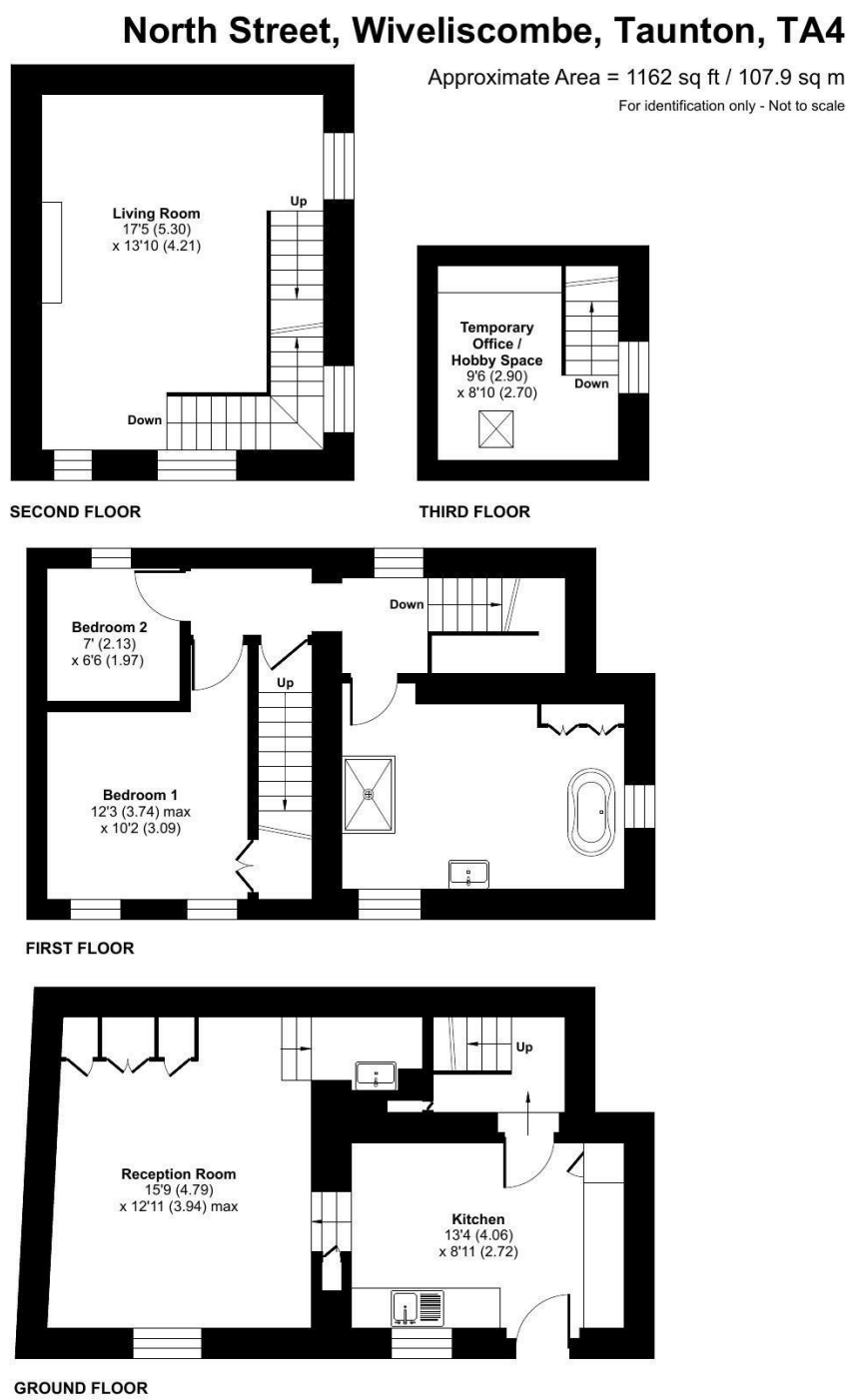
Flood Risk: Rivers & Sea – Very Low. Surface Water – Very Low.

Agents Note: Sales particulars correct as of October 2026



**Wilkie May
& Tuckwood**

Floor Plan



WM&T

Description

- Character Property
- Beautifully Presented
- Two Off Road Parking Spaces
- Wiveliscombe Town Centre
- Double Glazed Throughout
- Mains Gas Fired Central Heating
- Two Bedrooms
- Semi-Detached House
- Accommodation Over 4 Floors

A beautifully presented, two bedroom, semi detached character property which is ideally positioned within the heart of the centre of Wiveliscombe. Offering versatile accommodation arranged over four floors, the property combines charming period features with modern comforts and is ready to move straight into. Further benefits include two off road parking spaces, double glazing throughout and mains gas fired central heating, making this an excellent home for those looking for character, convenience and easy access to the amenities of the town.



The accommodation comprises in brief; a front door opening into the modern kitchen, which is fitted with a comprehensive range of matching wall and base storage units with work surfaces over, 1 & ½ bowl stainless steel sink with hot and cold mixer tap, integrated fridge/freezer, washing machine and dishwasher. There is also an integrated double oven with hob and extractor fan over, together with underfloor heating to the whole of the ground floor.

From the kitchen, access is gained into the dining room, which enjoys a wealth of character features including exposed beams and integrated cupboard storage. There is also spotlighting and a double glazed window providing an aspect to the front. The dining room gives access to a useful ground floor cloakroom, comprising; low level WC and a wash hand basin. From the kitchen, stairs rise to the first floor landing, where both bedrooms and the family bathroom are located. The beautiful and

generously proportioned bathroom is a particular feature of the property, benefiting from exposed beams, roll-top bath, separate shower cubicle, low level WC and wash hand basin. Both bedrooms are well proportioned and are centred around the first floor landing, which also has a staircase rising to the second floor.

The impressive living room is situated on the second floor, boasting beautiful vaulted ceilings, a wealth of charming period features and stunning views towards the Quantock Hills. There is a double glazed window providing an aspect to the front and a wood burning stove, creating a warm and inviting focal point. The accommodation is completed by a staircase leading to a mezzanine area, which is currently utilised as an office space/occasional guest bedroom. The mezzanine benefits from a Velux window as well as a further window providing an aspect to the side.

Externally, the property benefits from two off road parking spaces.

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