



Exe Valley View, Little Wilscombe Lane

Taunton

Welcome to Exe Valley View, a stunning six bedroom detached home located in the picturesque village of Chipstable and set within 5.77 acres of its own land. The property features a magnificent 60 ft open-plan living space with a contemporary log burner, floor-to-ceiling windows and patio doors to the terrace. The contemporary kitchen includes a large island, integrated appliances and wine cooler.

There are six double bedrooms and four bathrooms, including multiple ensuite options. The layout allows flexibility for a home office, guest suite or potential annexe. Modern comforts include underfloor heating via air source heat pump, fibre broadband, zone-controlled lighting, and an EV charging point.

The property offers a private gravel driveway with ample parking, landscaped gardens, and a sheltered courtyard. The land extends to 5.77 acres of mainly grass with mature hedgerows.

Located in the peaceful village of Chipstable, just 3.5 miles from Wiveliscombe and close to Taunton and Exmoor National Park, this home perfectly combines contemporary luxury with idyllic Somerset countryside living.

Council Tax band - TBC

EPC Energy Efficiency Rating: C



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Heating; Electric via an Air source heat pump

Construction; Traditional Construction.

Services; Main services of electricity via an Air source heat pump. Private borehole for water. Treatment sewerage plant.

Broadband

Tenant to make own enquiries.

Mobile phone coverage

There is mobile phone coverage in the area and at the property- although variable/ limited coverage with some providers- for further information on coverage please refer to the 'Ofcom checker' website or your individual mobile phone provider.

Please note Tenants cannot run / register a business from this property.

Affordability £105,000 pa

Rent: £3,500 pcm payable in advance

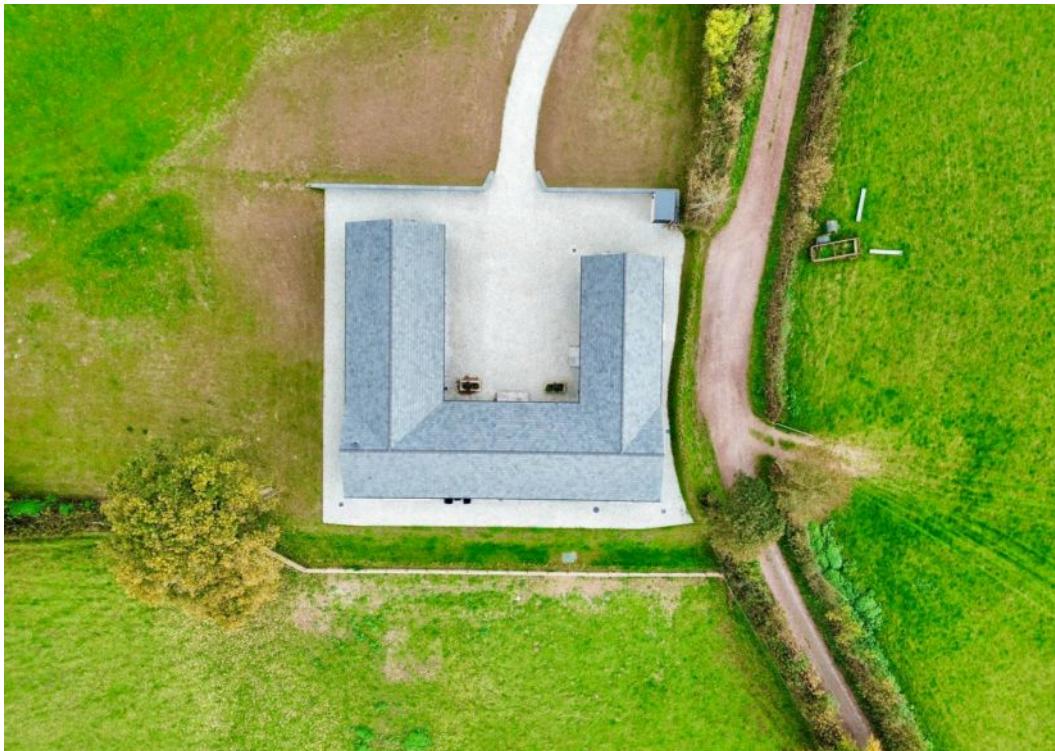
Tenancy Deposit: £4030 payable in advance and to be held with the DPS.

Holding Deposit per tenancy: £800

Minimum Tenancy length: 12 months

Property managed by: Landlord



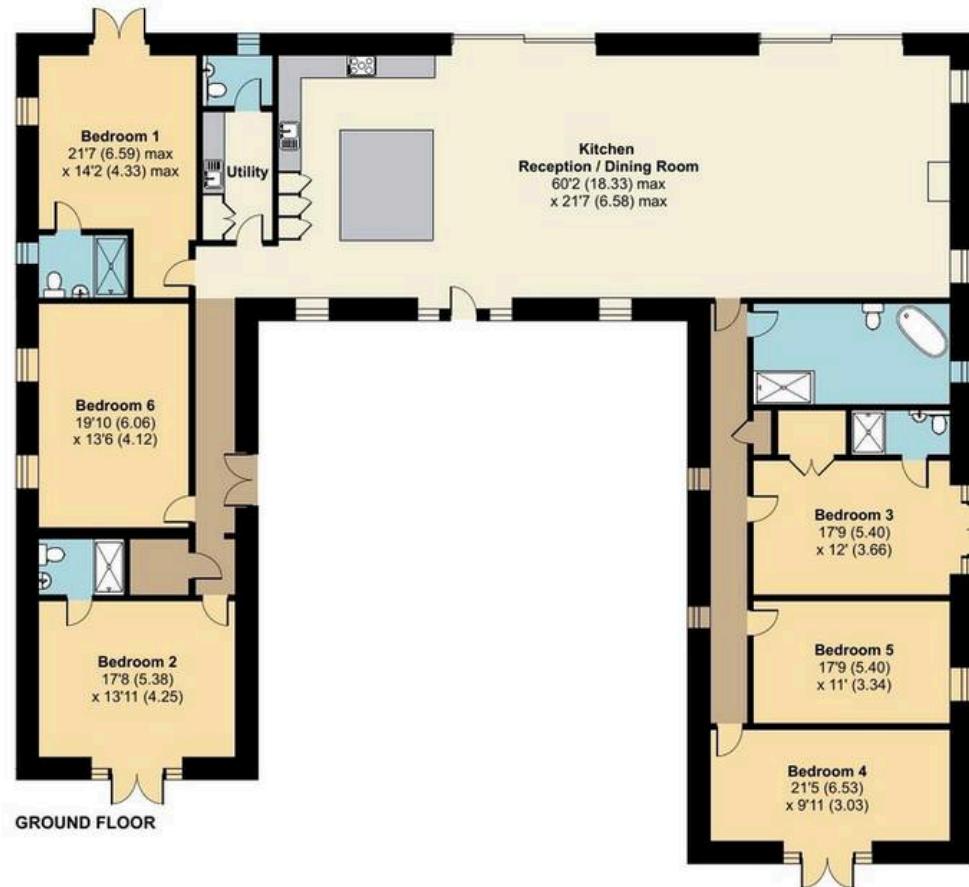




Exe Valley View, Chipstable, Taunton

Approximate Area = 3536 sq ft / 328.5 sq m

For identification only - Not to scale





Ware & Co

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