



GIBBINS RICHARDS  
Making home moves happen

7 Langdon Road, Wiveliscombe TA4 2ET  
£450,000

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A simply stunning four bedroom family home, located within the ever popular village of Wiveliscombe. Built in 2021 to a high standard, this property represents the meaning of an 'ideal family home'. Offered in an immaculate condition with hugely stylish decor and fittings, along with attributes such as off-road parking for two vehicles, a single garage, electric charging point and attractive rear garden. Energy rating - B

Tenure: Freehold / Energy Rating: B / Council Tax Band: E

The home is situated within a quiet estate to the east side of the ever popular village of Wiveliscombe. Travelling from Wellington or Taunton, the home can be found by taking the first exit of the first roundabout as you reach Wiveliscombe on the B3227. The property is located just a short distance into the estate, on your left.

STUNNING FOUR BEDROOM DETACHED HOUSE  
BUILT IN 2021 TO HIGH STANDARD  
IMMACULATE PRESENTATION THROUGHOUT  
GARAGE  
DRIVEWAY / OFF-ROAD PARKING  
FITTED APPLIANCES & ELECTRIC CAR CHARGING PORT  
EARLY VIEWING HIGHLY ADVISED

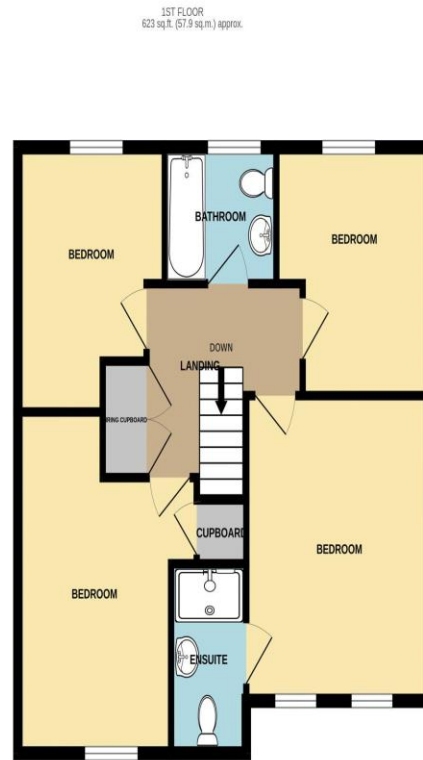
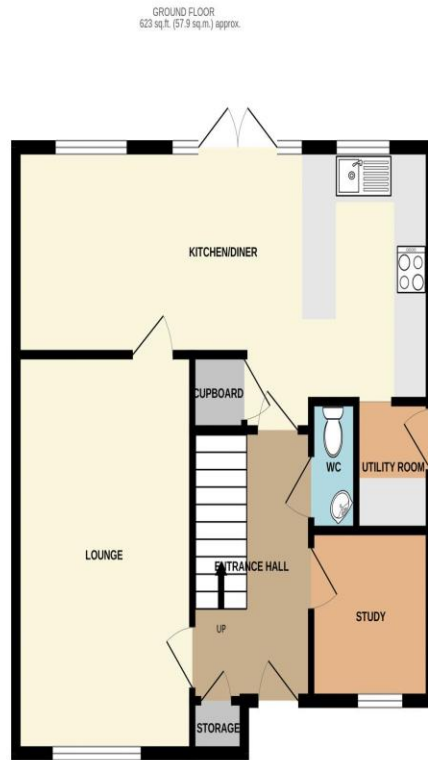






Entrance Hall storage cupboard	11' 2" x 7' 3" (3.40m x 2.21m) With
Kitchen / Diner	26' 6" x 10' 2" (8.07m x 3.10m) With built in dishwasher, fridge & freezer, cooker & hob and stand alone tumble dryer
Utility Room	5' 4" x 5' 2" (1.62m x 1.57m)
Living Room	16' 6" x 11' 0" (5.03m x 3.35m)
Downstairs Cloakroom	5' 3" x 2' 9" (1.60m x 0.84m)
Study	7' 5" x 7' 0" (2.26m x 2.13m)
Main Bedroom suite shower room	12' 7" x 11' 7" (3.83m x 3.53m) With en- suite shower room
En-suite	7' 6" x 4' 8" (2.28m x 1.42m)
Second Bedroom	14' 1" x 9' 6" (4.29m x 2.89m)
Third Bedroom	10' 11" x 9' 3" (3.32m x 2.82m)
Fourth Bedroom	10' 3" x 9' 8" (3.12m x 2.94m)
Family Bathroom shower over	6' 11" x 5' 7" (2.11m x 1.70m) Bath with shower over
Garage	21' 3" x 10' 9" (6.47m x 3.27m)





TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311  
Email: [wg@gibbinsrichards.co.uk](mailto:wg@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)