



GIBBINS RICHARDS   
Making home moves happen

2 The Sidings Mill Lane, Wiveliscombe, Taunton TA4 2DX  
**£159,950**

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A remarkably spacious two bedroomed ground flat situated in a modern block on the edge of Wiveliscombe. The home is a blank canvass, modern in style and ready for immediate occupancy. The property comes with a share of the freehold, a private parking space plus visitors spaces and communal gardens. It is deemed an ideal first time buy, retirement property or investment purchase. Offered to the market with No Onward Chain. Energy rating: C-75

Tenure: Leasehold / Energy Rating: C / Council Tax Band: A

A charming market town on the edge of Exmoor National Park, known for its strong community and rural appeal. It offers independent shops, pubs, cafés, and essential services, along with well-rated schools and leisure facilities, including an outdoor pool and scenic walking routes. Taunton is just 10 miles away. The town hosts regular markets and events, making it a vibrant and welcoming place to live.

- SHARE OF FREEHOLD
- PRIVATE PARKING SPACE PLUS VISITOR SPACES
- IDEAL FIRST TIME, RETIREMENT OR INVESTMENT BUY
- COMMUNAL GARDEN AREAS
- SPACIOUS GROUND FLOOR TWO BED FLAT
- CYCLE SHED PLUS BIN STORE
- COMFORTABLE AND PRACTICAL LIVING SPACE
- GAS CENTRAL HEATING AND NOISE INSULATED
- LIVING ROOM, BATHROOM, KITCHEN







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Communal Entrance Door, with entry phone system leading to;

Communal Hallway      Leading to personal door to the flat.

Entrance Hall      Two built-in cupboards.

Bathroom      7' 4" x 6' 11" (2.23m x 2.11m)

Bedroom 2      13' 5" x 7' 2" (4.09m x 2.18m)

Bedroom 1      14' 4" x 8' 10" (4.37m x 2.69m) plus  
door recess.

Sitting Room      14' 1" x 12' 3" (4.29m x 3.73m) plus  
door recess.

Kitchen      5' 9" x 10' 2" (1.75m x 3.10m)

Outside: Communal garden area. Private parking space plus  
visitor spaces. Cycle shed plus bin store.

Tenure and Outgoings: The flat benefits from an original 999  
year lease dated from 1st October 2017 (993 remaining). Share  
of freehold. The service charge is approximately £850 per  
annum to include all outgoings for the management company.



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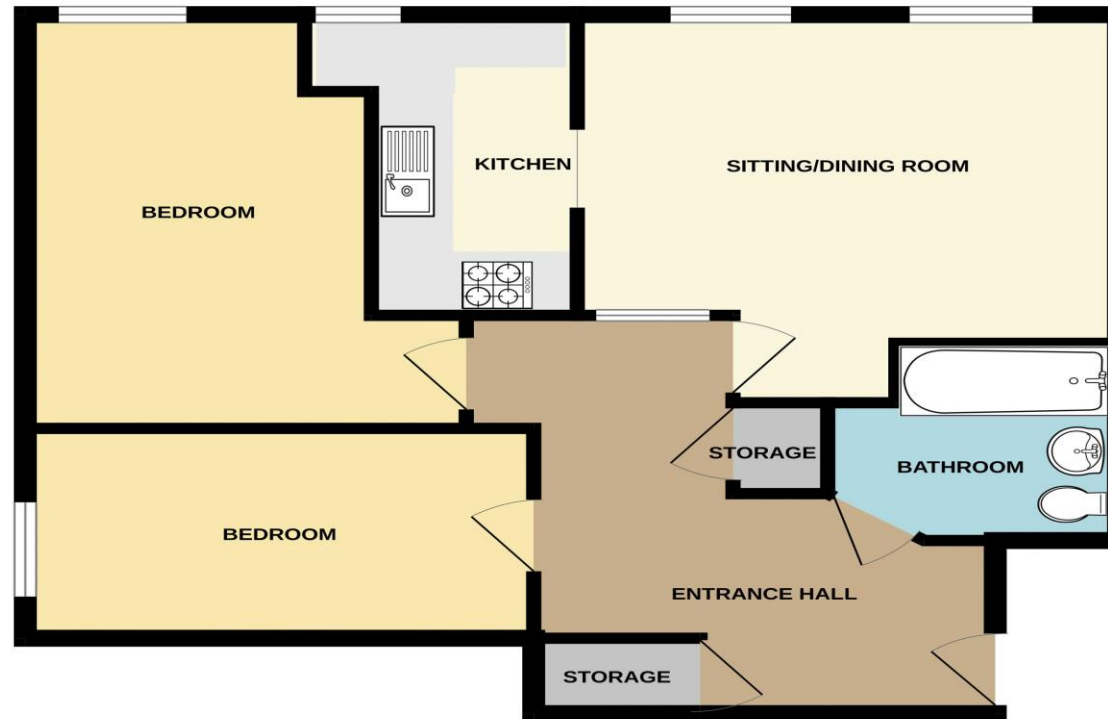


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GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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.*

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