



GIBBINS RICHARDS 
Making home moves happen

16 Southgate, Wiveliscombe, Taunton TA4 2NG
£250,000

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An extremely attractive three bedroom semi-detached house, offering a spacious driveway to the front and a wonderful, private south-facing garden to the rear. The internal accommodation is well presented throughout and offers an excellent blank canvas to any prospective purchaser. An internal viewing is highly advised.

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

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.

THREE BEDROOM SEMI-DETACHED HOUSE
WONDERFUL SOUTH FACING REAR GARDEN
DRIVEWAY FOR MULTIPLE VEHICLES
EXCELLENT PRESENTATION THROUGHOUT
CONSERVATORY EXTENSION
POPULAR VILLAGE LOCATION
INTERNAL VIEWING HIGHLY ADVISED





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Entrance Hall

Living Room 10' 6" x 16' 1" (3.20m x 4.90m)

Conservatory 9' 10" x 9' 10" (2.99m x 2.99m)

Kitchen / Breakfast Room 16' 1" x 8' 10" (4.90m x 2.69m)

Downstairs Cloakroom

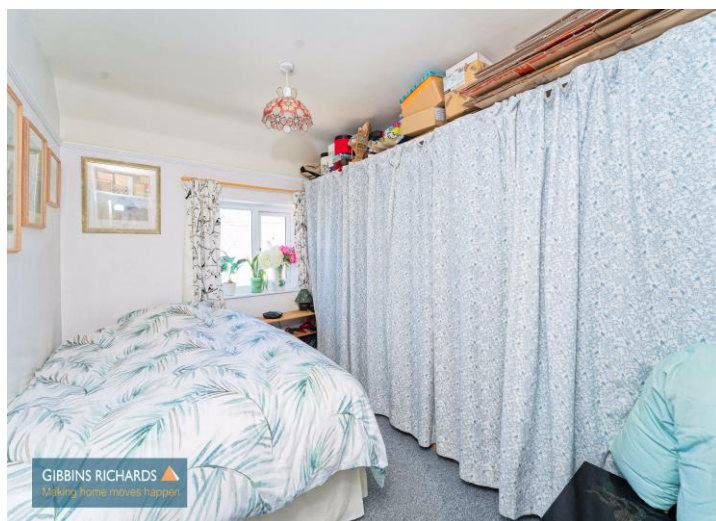
Bedroom One 10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Two 13' 4" x 7' 1" (4.06m x 2.16m)

Bedroom Three 9' 0" x 7' 2" (2.74m x 2.18m)

Shower Room 6' 0" x 5' 3" (1.83m x 1.60m)

Outside: On approach there is a sizeable driveway, suitable for multiple vehicles, whilst to the rear is a hugely attractive south-facing rear garden, the real focal point of the home. With well maintained boundaries providing excellent privacy.



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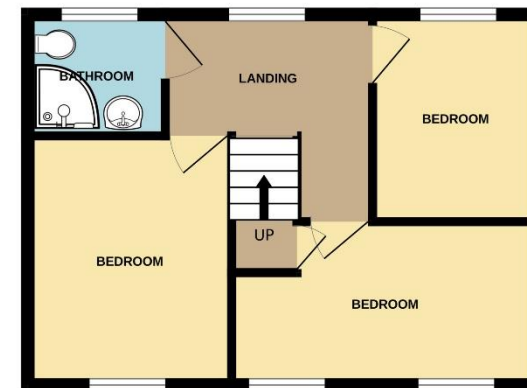


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GROUND FLOOR



1ST FLOOR



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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