



3 Mayfield Terrace, Wiveliscombe TA4 2NN
£260,000

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Making home moves happen

A charming two bedroom Victorian terrace, originally designed as a three-bedroom home. The property offers well-proportioned accommodation, including an entrance hallway, sitting room, dining room, kitchen, cloakroom, and a conservatory. To the first floor are two double bedrooms and a shower room. The rear garden is fully enclosed, laid to patio and lawn, with pedestrian access via a neighbouring property. The home has been well maintained; however, some modernisation may be beneficial, primarily of a cosmetic nature. It features gas central heating and UPVC double glazing.

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

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.

NO ONWARD CHAIN
2 DOUBLE BEDROOMS, ORIGINALLY A 3 BED HOME
GOOD SIZED GARDEN
ORIGINAL FEATURES
UPDATING REQUIRED
WALKING DISTANCE TO TOWN
ON STREET PARKING



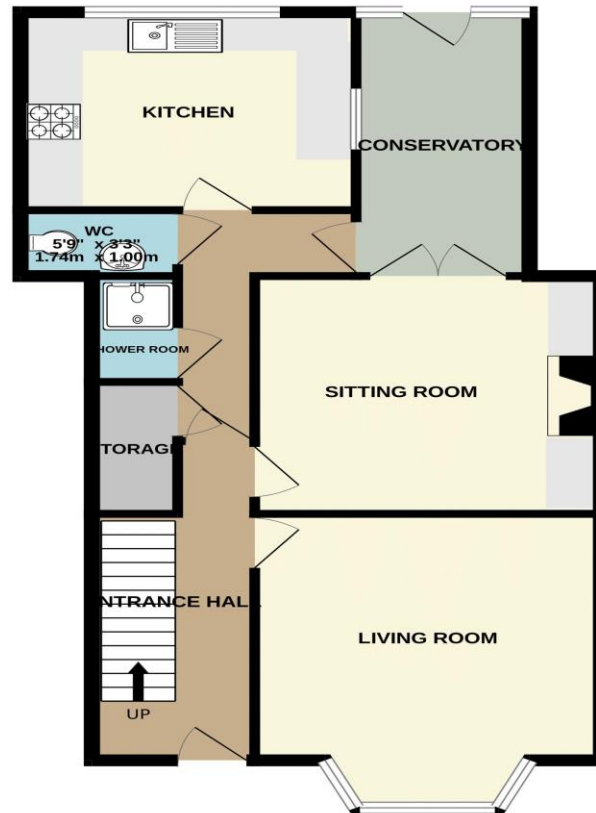


Entrance Hall	16' 1" x 5' 11" (4.90m x 1.80m) Stairs raising to the first floor.
Sitting Room	15' 1" into bay x 12' 8" (4.59m x 3.86m) Bay window to front. gas fire with stone effect hearth and surround.
Dining Room	12' 5" x 11' 10" (3.78m x 3.60m) Gas fire with brick hearth and surround. Double opening doors to conservatory.
Inner Lobby	13' 9" x 3' 0" (4.19m x 0.91m)
Shower Room	Shower cubicle with electric shower. Fully tiled floor and walls.
Cloakroom	5' 3" x 3' 1" (1.60m x 0.94m)
Kitchen	12' 1" x 10' 5" (3.68m x 3.17m) Dual aspect windows to the rear and side. The kitchen is fitted a range of eye and low level units. Stainless steel sink and drainer units. Space for electric cooker and further appliances.
Conservatory	16' 2" x 5' 10" (4.92m x 1.78m)
First Floor Landing	Galleried landing. Wall mounted gas fired boiler. Access to loft space.
Bedroom 1	12' 6" x 12' 6" (3.81m x 3.81m) Built-in wardrobes.
Bedroom 2	11' 11" x 9' 10" (3.63m x 2.99m)
Shower Room power shower.	8' 8" x 8' 6" (2.64m x 2.59m) Oversized shower cubicle with
Outside	Enclosed garden measuring approximately 86' 0" x 21' 0" (26.19m x 6.40m). The rear garden is enclosed by timber fencing and block wall and is predominately laid to lawn. There is a paved patio area adjoining the property and pedestrian right of way through the neighbouring gardens leading to the front. Timber shed, outside light and outside tap.



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.



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