



GIBBINS RICHARDS   
Making home moves happen

25 Langdon Road, Wiveliscombe TA4 2ET  
£310,000

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A superbly presented three bedroomed semi detached house with multiple off road parking and gardens. The property was constructed in 2022 and has been superbly cared for by the current owners. The accommodation is fully uPVC double glazed and is warmed by mains gas fired central heating and is beautifully presented throughout. The internal accommodation comprises of; entrance hall, spacious sitting room, kitchen/breakfast room and ground floor cloakroom. On the first floor there are three bedrooms and a family bathroom with an en-suite shower room to the master bedroom.

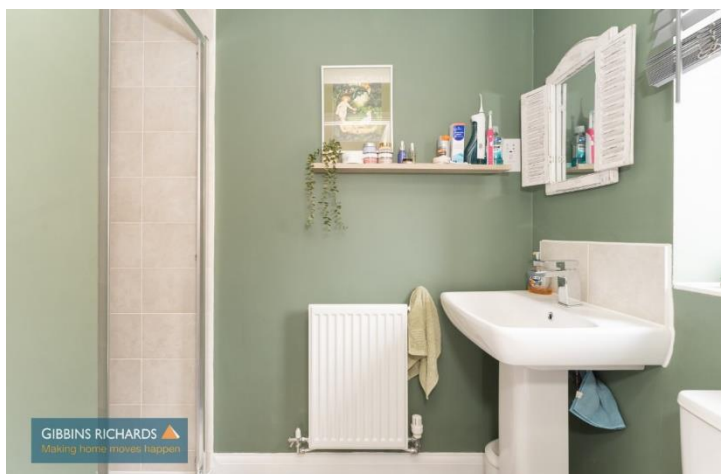
Tenure: Freehold / Energy Rating: B / Council Tax Band: C

Located in a pleasant position, just outside the town centre, but still within easy access to many local amenities. The town of Wiveliscombe lies approximately 9 miles to the west of Taunton and offers an excellent range of shopping and leisure amenities.

MODERN/RECENTLY BUILT PROPERTY  
BEAUTIFULLY PRESENTED THROUGHOUT  
FULL UPVC DOUBLE GLAZING  
GAS FIRED CENTRAL HEATING  
OFF ROAD PARKING  
PRIVATE ENCLOSED REAR GARDEN  
MODERN KITCHEN  
EN-SUITE SHOWER ROOM



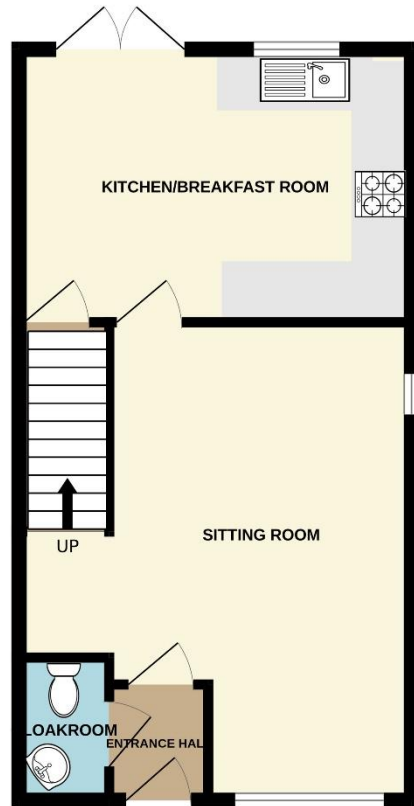




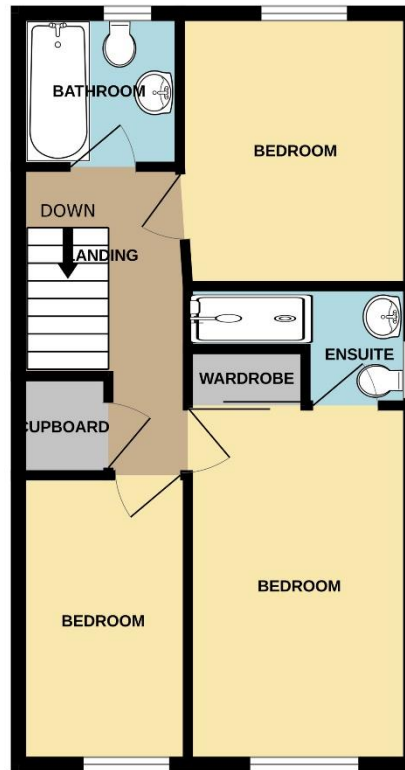
Entrance Hall	5' 1" x 3' 9" (1.55m x 1.14m) High level electric fuse board.
Cloakroom	5' 4" x 3' 0" (1.62m x 0.91m)
Sitting Room	19' 0" x 15' 0" (5.79m x 4.57m) maximum. Stairs rising to the first floor. Dual aspect windows to front and side.
Kitchen/Breakfast Room	15' 0" x 11' 1" (4.57m x 3.38m) Double opening French doors to the rear garden and window to rear. The kitchen is fitted with a modern range of matching eye level units. Stainless steel sink and drainer. Wall mounted Ideal gas boiler (concealed). Integrated slimline dishwasher, fridge and separate freezer. Space for dining table and chairs. Door to under stairs cupboard.
First Floor Landing	12' 1" x 6' 3" (3.68m x 1.90m) Access to loft space. Storage cupboard.
Bedroom 1	14' 11" x 8' 5" (4.54m x 2.56m) Double glazed window to front. Built-in wardrobes with mirror fronted sliding doors.
En-suite	4' 5" x 4' 3" (1.35m x 1.29m) Fitted with a white three piece matching suite.
Bedroom 2	10' 2" x 8' 5" (3.10m x 2.56m) Double glazed window to rear.
Bedroom 3	11' 2" x 6' 3" (3.40m x 1.90m) Double glazed window to front.
Bathroom	6' 2" x 5' 6" (1.88m x 1.68m) Fitted with a white three piece matching suite.
Outside	Driveway to the front of the garden providing off road parking. The rear garden, 91' 10" x 72' 2" (28m x 22m) increasing to an area housing a timber storage shed and summerhouse. The rear garden is hard landscaped for ease of maintenance and comprises paved patio, gravelled area providing further pleasant seating space. The garden is fully enclosed by timber fencing and planted with a variety of mature shrubs and flowers. The summerhouse 9' 5" x 7' 6" (2.87m x 2.28m) and has mains power and double opening doors to the front. There is also a timber shed. Pedestrian gate leading to the front.



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.  
Made with Metropix 5/2025.

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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