



6 Collard Close, Wiveliscombe, TA4 2ES

£375,000

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Detached/ Cul de sac position/ Views

A spacious and well-proportioned detached four bedroom family home, situated in a quiet residential cul-de-sac in the popular town of Wiveliscombe. The ground floor offers a welcoming entrance hall with cloakroom, leading to a comfortable sitting room. To the rear of the property is a generous kitchen/dining room providing an ideal space for both everyday family life and entertaining. Upstairs, the main bedroom benefits from a fitted wardrobe and an ensuite shower room. There are three further bedrooms along with a family bathroom. Externally, the property features a private driveway providing parking for up to three vehicles, along with a private rear garden laid out patio and grass offering a pleasant space for outdoor relaxation, dining and family activities. This attractive home combines comfortable family living with a peaceful setting, while remaining within easy reach of local amenities, schools and the beautiful Somerset countryside.

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

Collard Close is a small residential cul-de-sac within easy reach of the shops, schools and amenities of Wiveliscombe. The town lies approximately 9 miles from Taunton and 10 miles from Wellington, both of which provide access to the M5 and A38, making this an ideal location for those seeking a rural setting with convenient links to the wider area.

Approx. 958 sq.f/ 89.0 sq.m

Detached four bedroom house

Built in 2022

Off street parking for three vehicles

Electric vehicle charging point

Cul de sac position

Easy reach of local amenities and countryside

Peaceful setting





Accommodation

Entrance Hall

Cloakroom

Sitting Room 16' 5" x 10' 8" (5.00m x 3.25m)

Kitchen/ Diner 17' 5" x 13' 6" (5.30m x 4.11m)

Bedroom 11' 7" x 8' 8" (3.53m x 2.64m)

Bedroom 9' 11" x 8' 8" (3.02m x 2.64m)

Bedroom 8' 10" x 8' 4" (2.69m x 2.54m)

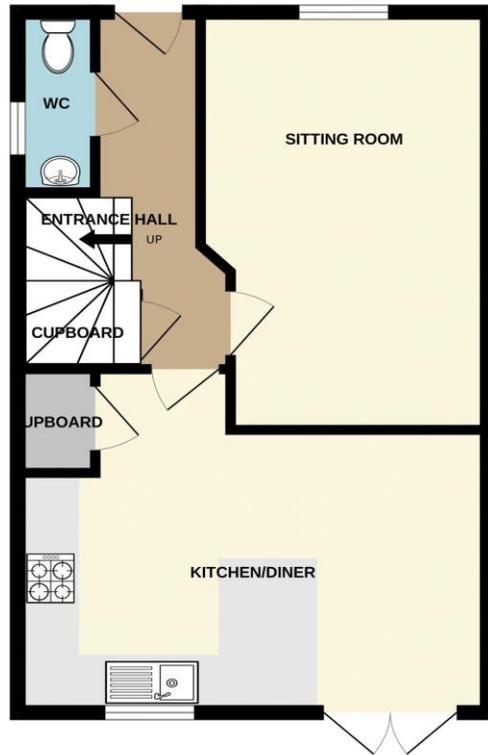
Bedroom 8' 10" x 6' 8" (2.69m x 2.03m)

Bathroom 7' 1" x 5' 6" (2.16m x 1.68m)

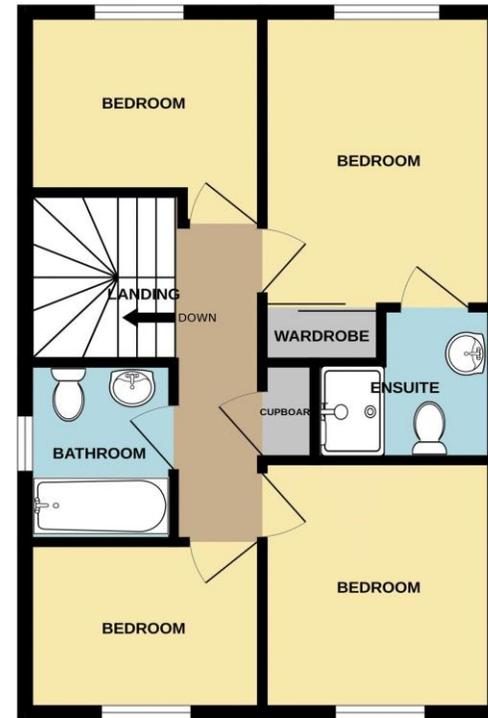
Outside Driveway and rear garden



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.



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