



GIBBINS RICHARDS 
Making home moves happen

15 Market Place, Wiveliscombe, Taunton TA4 2PJ

£350,000

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Detached / Parking & Garage / Quiet location

This is an attractive three bedroom detached home enjoys a peaceful setting whilst remaining just a short stroll from the High Street and local amenities. The property benefits from off-road parking, a garage and well maintained wrap-around gardens, allowing you to enjoy sunshine throughout the day while providing an excellent space for entertaining and al fresco dining. Upon entering, you are welcomed by a spacious entrance hall, which provides access to the ground-floor accommodation. The living room is a warm and comfortable space, featuring engineered oak flooring, a log burner and a bright sun lounge seamlessly connected to the main reception area. Flooded with natural light, the sun lounge offers the perfect place to relax while enjoying views of the surrounding garden. The kitchen/dining room provides a light and airy space for both everyday family life and entertaining. The fitted kitchen is complemented by a range cooker and benefits from an impressive pantry-style storage area. Completing the ground floor is a shower room. To the first floor, a bright and spacious landing provides access to the three well-proportioned double bedrooms together with a bathroom. Combining generous living space, excellent outdoor areas and a convenient yet tranquil location, this delightful detached home presents an excellent opportunity for families and those seeking a comfortable home within easy reach of all that Wiveliscombe has to offer.

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

Market Place enjoys a convenient position on the northern side of Wiveliscombe, a Somerset market town situated on the edge of the Brendon Hills. The town offers an excellent range of everyday amenities including independent shops, cafés, pubs and both a primary and secondary school. Taunton, with its mainline railway station and access to the M5 motorway, lies approximately 10 miles to the east, providing excellent links to Exeter, Bristol and London.

Approx. 1141 sq.ft / 106 sq.m

Detached house

Close to local amenities

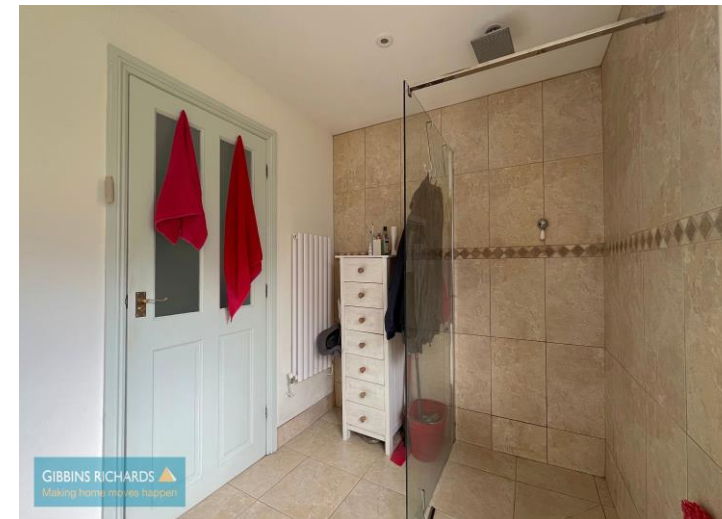
Three double bedrooms

Downstairs shower room

Enclosed garden

Open plan kitchen/diner

Woodburner





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Accommodation

Entrance Hall

Living Room 27' 6" x 8' 10" (8.37m x 2.68m)

Kitchen/Diner 19' 6" x 18' 1" (5.95m x 5.50m)

Shower Room 9' 4" x 6' 6" (2.85m x 1.97m)

First Floor Landing

Bedroom 14' 0" x 9' 6" (4.26m x 2.9m)

Bedroom 12' 6" x 10' 4" (3.81m x 3.14m)

Bedroom 10' 8" x 9' 1" (3.25m x 2.77m)

Bathroom 7' 3" x 5' 11" (2.22m x 1.80m)

Outside Driveway, garage and mature gardens



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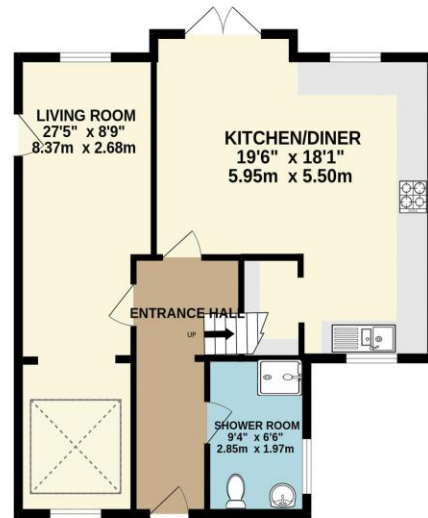


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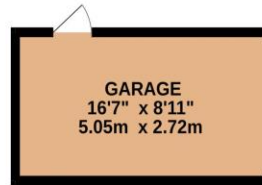
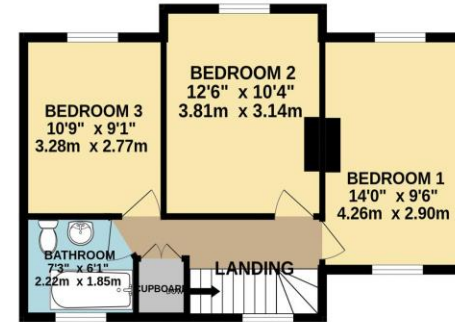


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GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1141sq.ft. (106.0 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.



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 £40 + VAT (£48) 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk