

Residential
Sales

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Abbotsfield House

Wiveliscombe

£239,950



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The Orangery, Flat 1 Abbotsfield House, Wiveliscombe, Somerset. TA4 2SU

We are delighted to offer for sale this spacious ground floor two bedroom apartment in the popular Abbotsfield House on the western edge of Wiveliscombe. Abbotsfield House is a prominent country house currently divided into seven apartments and four freehold properties, enjoying privacy and seclusion, with large communal gardens and excellent views back over Wiveliscombe and towards Taunton.

This apartment, formerly The Orangery, comprises of a communal hallway, private reception hallway giving access to a large sitting room and living room. There is a refurbished shower room, an inner hall and access to a double bedroom with en-suite shower room and second bedroom. There is a kitchen/dining room with a glazed lantern above and glazing to one side overlooking the private and communal gardens.

The property has a wealth of character features including panelling, arched top windows and doorways, stained glass windows and is decorated to a high standard throughout. There is a gas fired central heating system and from the kitchen/dining room there is access to a private section of garden approximately 70' x 30'. The occupants of this apartment also enjoy access to the communal gardens surrounding the property. There is the additional benefit of a garage in a nearby block and ample residents and visitors parking.

The former market town of Wiveliscombe has many shops and amenities including post office, doctors' surgery, vets, library, public houses, churches, community office and restaurants. There is a primary and secondary school with an excellent recent OFSTED report and further education colleges in Taunton. The recreation ground has tennis, football, cricket and rugby clubs and an open air heated swimming pool. There is public transport to many surrounding areas including Taunton 11 miles distant which also has excellent road (M5) and main line railway links. The beautiful surrounding countryside is easily accessible leading to the Brendon Hills, Quantocks and Exmoor National Park.

KEY FEATURES

- Ground floor apartment
- Large living room and sitting room
- Kitchen/dining room
- Two bedrooms
- Two shower rooms
- Garage and parking
- Private garden
- Communal gardens with superb views
- Gas central heating
- Many period features
- Presented in first class condition throughout

VIEWING

Strictly by appointment with the selling agent

SERVICES

Mains gas, electricity, water and drainage are connected

TENURE

Leasehold: The remainder of a 999 year lease. Management Company contribution is £120 per month

TAX BAND C

Taunton Deane Borough Council

DIRECTIONS

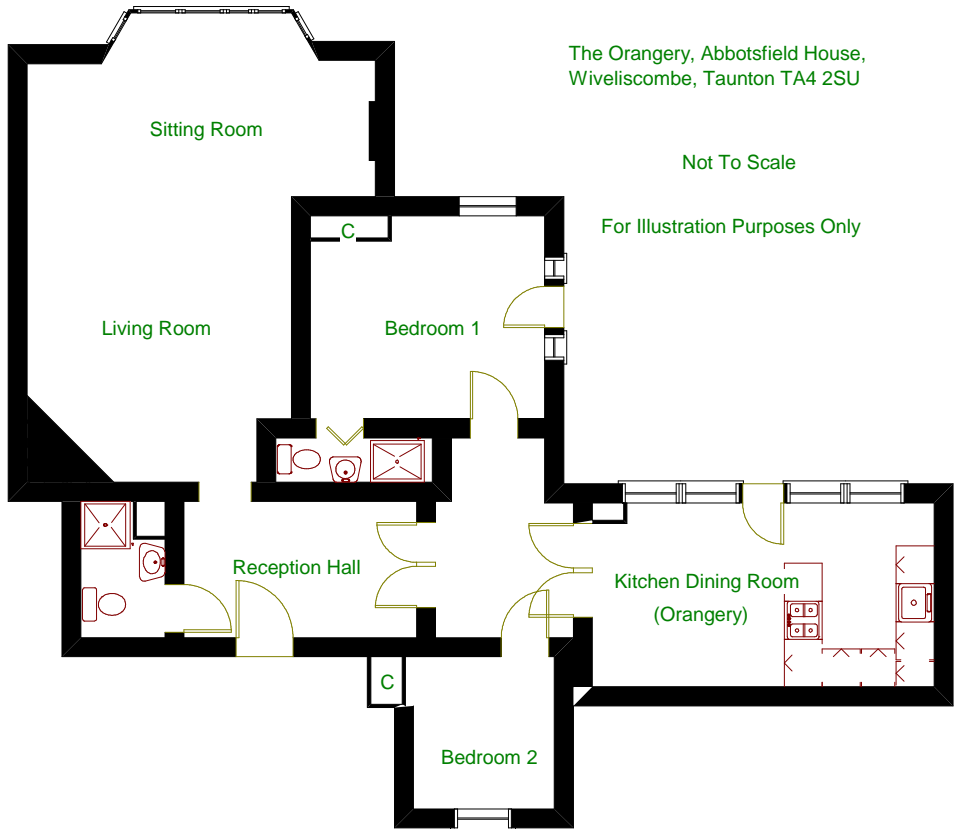
From our office in Wiveliscombe proceed down the High Street and turn right at the traffic lights onto Croft Way. Drive past the tennis club and up through the tunnel of trees looking out for Abbotsfield Lodge on your right hand side. Turn in here and proceed up the private drive to Abbotsfield House.

Wiveliscombe Office: 1 Silver Street, Wiveliscombe, Somerset. TA4 2PA E-mail: wiveliscombe@webbers.co.uk

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property.

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Communal hall

Reception hall

13'3" x 8'7" (4.04m x 2.62m)

Sitting room/Living room

24' (7.32m) x 17'11" (5.46m) (maximum)

Inner hall

Kitchen/Dining room

19'8" x 10'9" (6m x 3.28m)

Bedroom one

13'5" x 11'7" (4.1m x 3.53m)

En-suite shower room

Bedroom two

9'1" x 8'4" (2.77m x 2.54m)

Shower room

Private garden

Communal garden

Garage



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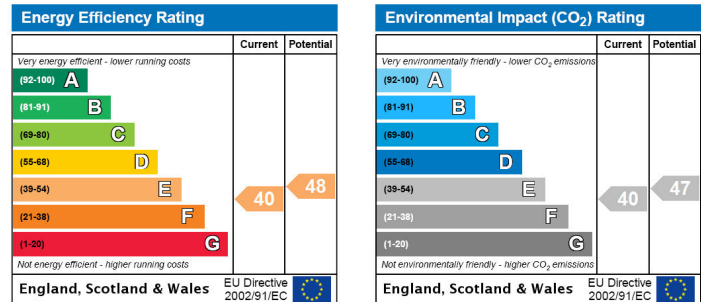


Want to know More?

We recognise that buying a property is a big commitment and, therefore, recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding.

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk
- <http://list.english-heritage.org.uk>

Energy Performance Certificate (EPC)



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