

PROPERTY MATTERS

Obviously not as much as it did!

2005 has been a changing year in the housing market, 38 per cent less sales taking place throughout the country than last year, so why is this?

I believe it's all down to the cost of moving and the rising cost of living throughout the year – yes oil/petrol, gas, electric, food, National Insurance and a number of stealth taxes we don't always see and realise have happened.

In 1996/7, the year before Labour came to power, stamp duty paid by house buyers amassed a mere £675 million or thereabouts, so have a guess how much the Chancellor amassed last year. No you're wrong - it was £5.5 billion – more than he obtains from the taxes on wine, beer and spirits.

So what of the future – for sure the Chancellor is not going to let this income stream slip.

Mortgage rates have remained around the 4 per cent mark with some very interesting fixed rates available.

The Rental market still appears to be very expensive compared to the cost with a mortgage (by the way we now have a full rental department in Taunton covering our area). So why not a good market – we have seen a correction in prices this year and hopefully now a sustainable and stable market.

Wivey continues to be a unique and very popular town, so if your thinking of moving next year please phone me and I will endeavour to make your move as smooth as possible.

Finally, and far more importantly, it's the time of year when we should all relax, forget about the stress and strain the world throws at us. Enjoy Christmas and the New Year festivities.

2006 is just around the corner, Oh crikey and I'll be 50.

*Michael How
Webbers
Property Services*

Editorial Team

Hilary Miller: 623875 - Newspaper co-ordinator

Brian Collingridge: 624336 - Local Economic Initiatives

David Bond: 623308 - Photographs, general interest

Pauline Homeshaw: 624564 - General interest

Lavinia Werrett: 01823 401464 - Milverton correspondent

Dave Meehan: 624544

Simon Turnbull: 01984623330

Ilana Alder: 624102

E-mail: messenger@wiveliscombe.com

The Wiveliscombe Messenger is printed and published by the West Somerset Free Press on behalf of the Wiveliscombe Civic Society

BISHOPSGATE VETERINARY SURGEONS (WIVELISCOMBE & WILLITON)

**St Richard's House, 34 Church Street, Wiveliscombe, Taunton TA4 2LT
Tel: 01984 623594 Fax: 01984 624542**

**32 Long Street, Williton, Taunton TA4 4QU
Tel: 01984 632212 Fax: 01984 632226**

Christmas and New Year opening times:

SAT., 24th DECEMBER CHRISTMAS DAY	EMERGENCY SERVICE
MON., 26th DECEMBER	EMERGENCY SERVICE
TUES., 27th DECEMBER	EMERGENCY SERVICE
WED., 28th DECEMBER	OPEN AS USUAL
THURS., 29th DECEMBER	OPEN AS USUAL
FRI, 30th DECEMBER	OPEN AS USUAL
SAT., 31st DECEMBER	OPEN 9 – 12 AS USUAL
SUN., 1st JAN 2006	EMERGENCY SERVICE
MON., 2nd JAN	EMERGENCY SERVICE

Bishopsgate Veterinary surgeons would like to wish all our clients and their animals a Happy Christmas and a healthy New Year

Caring for your Creatures' Comforts

www.bishopsgatevets.co.uk

74142



Is your property in safe hands?



RESIDENTIAL SALES AND LETTINGS

74132

WILKIE MAY & TUCKWOOD Independent Estate Agents



Bruce Keay, Proprietor

	£99,950 A large 2 bed apartment with garden		£124,950 Two bedroom cottage, stamp duty paid
	£129,950 Large 3 bed top floor apartment, stamp duty paid		£139,950 A 2 bedroom cosy cottage, with lovely garden
	£169,950 A 3 bedroom cottage, courtyard and garage		£169,950 A 3 bedroom cottage, garden, first class condition
SOLD STC	£137,950 A 2 bedroom house, garden and garage	SOLD STC	£149,950 A 3 bedroom house, garden and parking



TAUNTON, WELLINGTON, MINEHEAD, WATCHET and 11 HIGH STREET, WIVELISCOMBE. Tel 01984 623023

www.wilkie.co.uk

In association with Nicholas Evans FRICS, Country & Character Property Specialist

74133