



LOCATION: Milverton is situated just 3 miles from Wiveliscombe and 4 miles from Wellington. It is a popular village with a host of amenities to include junior school, post office, shop, 'The Globe' Inn and church. Milverton is known for its thriving community with a wide range of clubs and societies for all ages. A wider range of facilities can be found in Wellington to include the well renowned Waitrose. The County Town of Taunton with its mainline railway station is 8 miles away. The M5 can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington Office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Stay on this road for approximately 4 miles which leads you straight through to Milverton. Upon entering the village, the property will be seen after a short distance on your right hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold with a flying freehold above the adjoining alleyway, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///sling.scrambles.suitcase

Council Tax Band: C

Construction: Stone and cob with an external render under a tiled roof with a ground floor extension of traditional cavity construction with a rendered outer leaf under a slate roof.

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 900 Mbps download and 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: high

Rivers and the Sea: very low

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

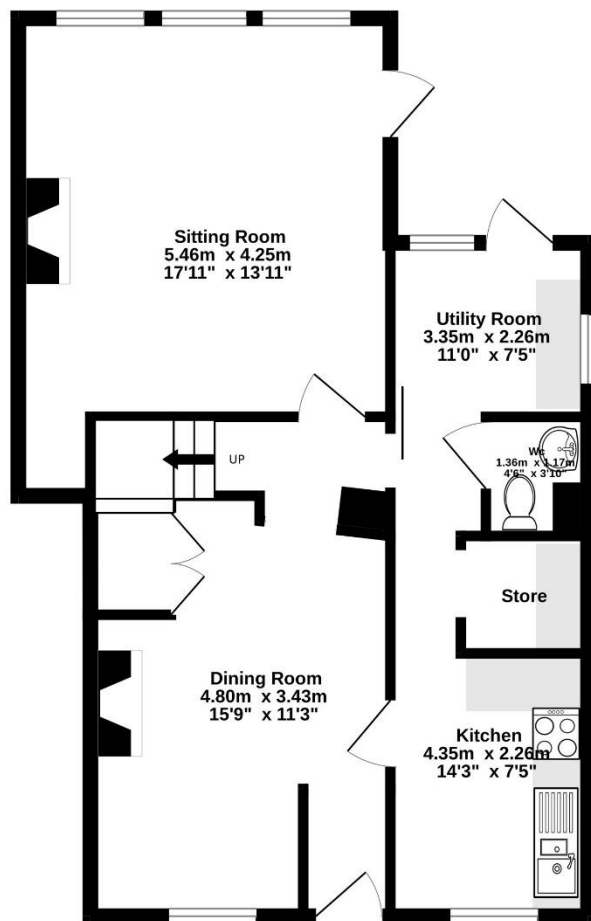
whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

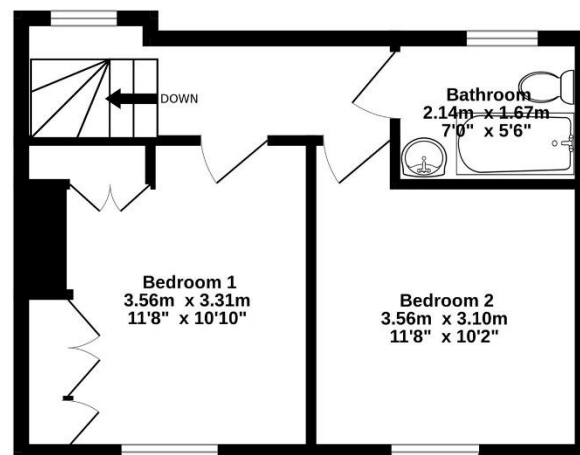
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Ground Floor
55.4 sq.m. (596 sq.ft.) approx.



1st Floor
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (921 sq.ft.) 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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**Wilkie May
& Tuckwood**

Barbican is a delightful and surprisingly spacious 2 double bedroom mid terrace cottage situated within the conservation area of Milverton, a thriving village with a strong community spirit, conveniently located close to Wellington, Wiveliscombe and Taunton.

The accommodation comprises in brief; front door opens into an entrance hallway in turn leading to the principal rooms. The kitchen is fitted with a comprehensive range of wall and base units with space for a cooker and in addition, a large built in larder cupboard. To the rear of the kitchen, the adjoining utility room provides space and plumbing for a washing machine, tumble dryer and dishwasher with a stable door to the rear garden and a useful cloakroom.

There are two reception rooms with the front making an ideal dining room with a feature brick fireplace. To the rear of the property is a spacious sitting room with windows overlooking the rear garden and a feature gas fire.

To the first floor there are two double bedrooms with the master benefiting from a range of fitted wardrobes. The family bathroom is fitted with a three piece suite with a shower over the bath.

Outside, the rear garden is laid to patio with a raised lawn featuring a range of well stocked flower and shrub borders. In addition there is a useful wooden storage shed. Parking can be found on road at the front of the house. The property benefits from a right of way to the side of the house allowing access to the garden from the road.



- Character cottage
- Central village location close to amenities
- Close to Milverton Primary School
- Gas fired central heating
- Delightful rear garden