



**Directions:** From our Wellington office, proceed down North Street signposted Milverton and continue on this road heading out of Wellington, for approx. 4 miles. Upon entering Milverton, pass the school on your left and bear right at the shop passing The Globe Inn on your right hand side. Take the next right turn signed Turnpike where the property can be located on the right hand side as indicated by our For Sale board.

**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.

**GENERAL REMARKS AND STIPULATION**

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

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

**Local Authority:** Somerset West and Taunton Council, Deane House, Belvedere Road, Taunton, TA1 1HE.

**Property Location:** w3w.co ///Angel.splashes.nourished

**Council Tax Band:** C

**Construction:** External render under a tiled roof.

**Broadband and mobile coverage:** We understand that there is good 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:** low      **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>

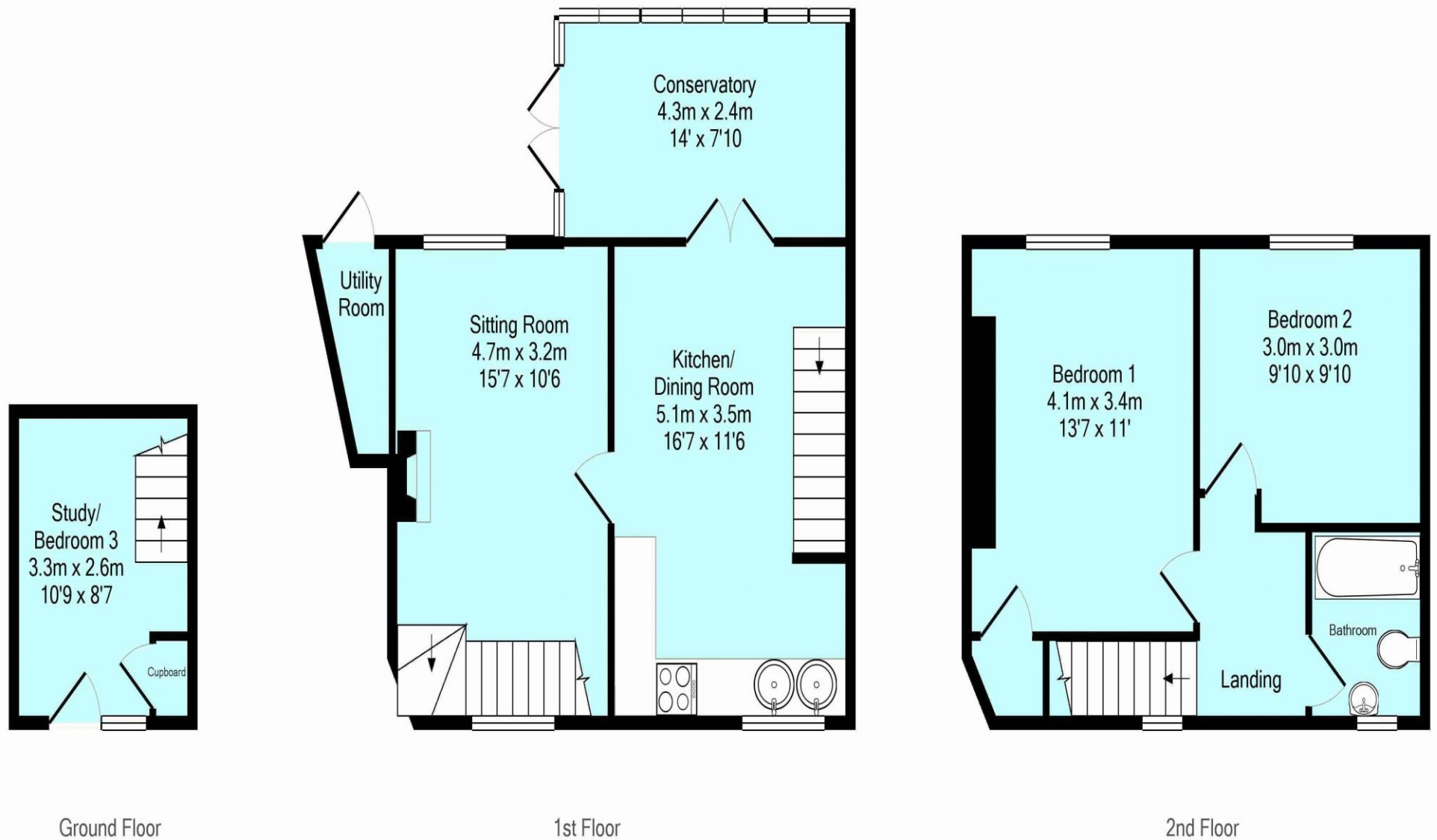
**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

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.



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Kirazli is a well presented 2 bedroom family home located in the popular village of Milverton with a range of local amenities on hand. The property is offered to the market with NO ONWARD CHAIN.

The front entrance to the property leads into the home office/ gym, with stairs leading up to the kitchen/dining room which expands the width of the property, enhanced by patio doors to the sun room flooding the space with natural light.

The kitchen has a range of wall and base units with tiled work surfaces, an integrated electric oven with four ring gas hob and extractor fan above alongside space and plumbing for a dishwasher and space for an under counter fridge. The sun room is a lovely light room with heating allowing the room to be used all year round, with French doors giving you access to the garden.

The sitting room is off the kitchen and is a lovely cosy room with a working wood burner and window seat with views of the garden.

Stairs rise to the first floor where there are two double bedrooms overlooking the rear garden which are serviced by a family bathroom consisting of a white suite including a bath with a shower over, WC, wash basin and heated towel rail.

Externally, to the front of the property there is a small area for the bins, with two small steps to the front door. To the rear of the property there is access to the utility room which has power and lighting. Steps lead down to the pedestrian side access from the garden to the road. The enclosed south facing garden is raised making it perfect to enjoy the beautiful far stretching views, there is a mix of grass and patio areas and at the far end of the garden there is a brick outbuilding.



- Popular village location
- Large garden
- Far reaching views
- Wooden burner
- Close to countryside walks
- NO onward chain

