



Market Cross, Fore Street Milverton, Taunton, TA4 1JU E220,000 Freehold







AGENTS NOTE: The property Fort Gate, which sits further up St Michael's Hill, has a garage which is located above the store adjacent to the kitchen of Market Cross, creating a Flying Freehold.

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 left hand side, opposite the Village Stores, as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

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

Services: Mains electricity, mains water, mains drainage, wood burner **Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///fights.tasks.wagers

Council Tax Band: D

Construction: stone under a slate roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are

80 Mbps download and 20 Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: very 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. 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.

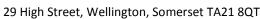
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor.

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.









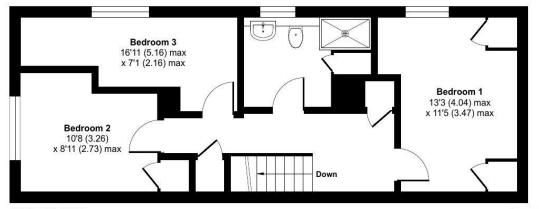


Fore Street, Milverton, Taunton, TA4



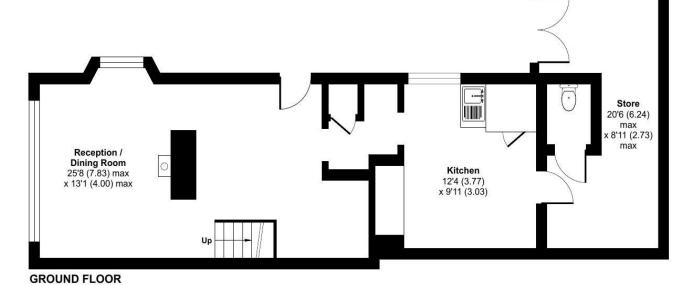
Approximate Area = 1013 sq ft / 94.1 sq m Workshop & Store = 280 sq ft / 26 sq m Total = 1293 sq ft / 120.1 sq m

For identification only - Not to scale



Workshop 11'1 (3.39) x 8'8 (2.65)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1317216

A charming three bedroom character property situated in the heart of the thriving village of Milverton with a workshop space and off road parking.

Converted from a former coach house in the 1980s and owned by the same family ever since, Market Cross now offers an incoming buyer the opportunity to further enhance the property and is offered to the market with NO ONWARD CHAIN.

The accommodation on offer briefly comprises; front door opens into the main reception room with a beautiful arched window, central fireplace with 'Villager' wood burning stove and stairs rising to the first floor. The kitchen comprises a range of units with a downstairs cloakroom adjacent and a large store room.

To the first floor there are three bedrooms alongside a spacious shower room.

Externally, the property is set back from the road with off road parking for 2-3 vehicles. Twin gates open up to the courtyard garden garden with a large workshop connected to power and access to the internal store room.

A viewing comes strongly recommended in order to fully appreciate the potential on offer with this fabulous home.



- Charming converted coach house
- Potential to improve and further enhance
- Workshop with power connected
- Central position in a thriving village
- NO ONWARD CHAIN

