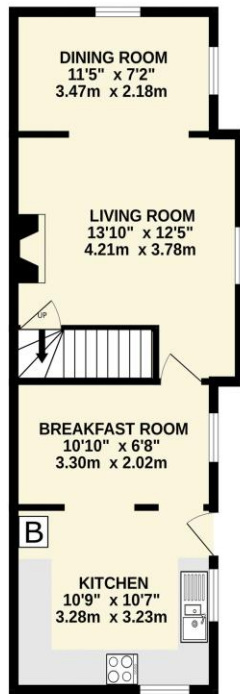


GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.6 sq.m.) 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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£275,000

WARE & CO
estate and letting agents

Wilton Cottage, Fons George, Taunton Somerset, TA1 3JT

A charming Grade II listed cottage situated in the favoured Vivary area of Taunton

No onward chain

Drive parking and gardens

Walking distance to Vivary Park and the town centre

Spacious living/dining room

Good sized kitchen and breakfast room

Two bedrooms

First floor bathroom

Oil fired central heating

Viewing strongly recommended



Situated within the highly sought after and picturesque landscape of Vivary in Taunton, stands this idyllic Grade II listed detached cottage, just a stones throw away from Vivary Park and the golf course. It comes to the market with the added benefit of no onward chain and thoroughly deserves a personal inspection to appreciate its location and character.

The cottage is accessed through stone pillars and over a stone chipped driveway providing parking space for a number of vehicles and access to a good sized single garage. The remainder of the outside is laid to well stocked flower, shrub and tree borders.

The accommodation briefly comprises a living room with a step up to a dining area, generous kitchen with integrated appliances, breakfast room, first floor three piece bathroom and two interconnecting bedrooms.

TOTAL FLOOR AREA

96.3 sq.m.

TENURE

Freehold

COUNCIL TAX

Somerset Council Tax Band D.
Charges payable for 2024/25 - £2,406.36

SERVICES

Main services of electricity, water and drainage are connected. Oil fired central heating.

