



The Pink Cottage



The Pink Cottage Butts

Milverton, Taunton, TA4 1LY

A charming village cottage situated in the popular village of Milverton offered with no onward chain

- Charming attached village cottage
- Ground floor bathroom
- Two double bedrooms
- Garden to front and side
- Council Tax band B
- Sitting room with open fireplace
- Good sized kitchen/breakfast room
- Dressing room
- No onward chain
- Freehold

Guide Price £175,000

SITUATION

Milverton is a beautiful village in the Vale of Taunton Deane largely made up of Georgian properties and is surrounded by rolling countryside. The coast, the Quantock Hills and Exmoor are all within easy striking distance. The village has a thriving community with many local amenities, including a post office, village store, inn, church and a popular primary school. Wiveliscombe (3 miles) and Wellington (4 miles) offer a further range of shops and amenities. 8 miles from the property is the county town of Taunton, which has an excellent range of shopping, recreational facilities and schools, together with a main line railway link to London in under 2 hours. The M5 motorway is accessible via junctions for Wellington and Taunton.



DESCRIPTION

The Pink Cottage is a charming attached period cottage which retains much of its original character and charm and offers well proportioned accommodation arranged over two floors.

ACCOMMODATION

The accommodation includes front door to an entrance lobby which opens up into a sitting/dining room with open fireplace and triple aspect windows. There is a turning staircase to the first floor, door to downstairs bathroom with bath, washbasin and wc. The kitchen is fitted with a range of matching wall and base units, roll edge work surfaces, space for cooker, plumbing and space for washing machine, sink and window to front and rear.

On the first floor there are two double bedrooms with beamed ceilings and a separate dressing room which could be used for a further bedroom or work from home space.

OUTSIDE

There is a garden to the front and side which is currently being assigned via the sale of the adjoining/neighbouring cottage. The garden to the side can provide parking if required.

SERVICES

Mains drainage, electricity, gas, water. Gas central heating, Superfast broadband available (Ofcom), Mobile signal likely indoors with O2 and outdoors with other providers (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From the centre of Milverton proceed past the shop and turn right into Butts Way, proceed up the hill past the cricket ground where The Pink Cottage can be identified after a short distance on the right hand side identifiable by a Stags For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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