



Building Plot, Butts Way



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

A rare opportunity to purchase a single building plot with planning permission granted to build a two bedroomed detached bungalow situated in its own gardens with triple garage and off road parking in a wonderful position backing on to playing fields within the popular village of Milverton.

ACCOMMODATION

The accommodation comprises an entrance hall, open plan kitchen/living room with bi-fold doors opening out onto a courtyard, separate dining area, two bedrooms, the master having an en-suite and the addition of a separate bathroom.

OUTDOORS

There are gardens to the front, side and rear of the property.

PLANNING PERMISSION

Furth details of the plot can be found within the planning reference 23/21/0036

SERVICES

We advise purchasers to make their own enquiries and satisfy themselves as to the availability and capacity of any services provided on the site.

VIEWING

The site can be viewed from Butts Way, but for access please make an appointment from the selling agent for health and safety reasons. Please be mindful of local residents when parking.

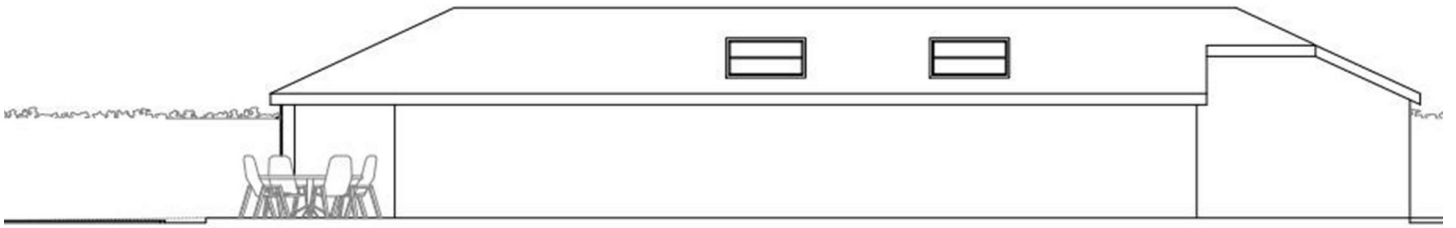
DIRECTIONS

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 entrance to the building plot can be identified after a short distance on the right hand side identifiable by a Stags For Sale board.

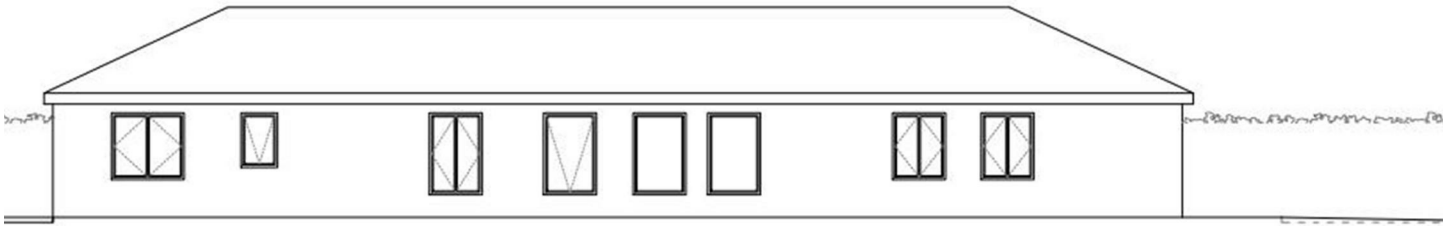
A single building plot with planning permission granted for the erection of a two bedroom detached bungalow situated in a superb position within the popular village of Milverton. For sale by informal tender.

- Single building plot
- Permission granted
- Detached two bedroom bungalow
- Open plan kitchen
- Separate dining room
- Triple garage and parking
- Enclosed gardens backing onto playing field
- For sale by private treaty
- Planning reference 23/21/0036
- Freehold

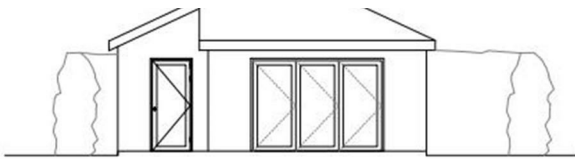
Guide Price £125,000



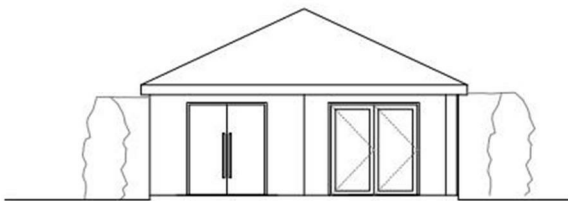
EAST ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

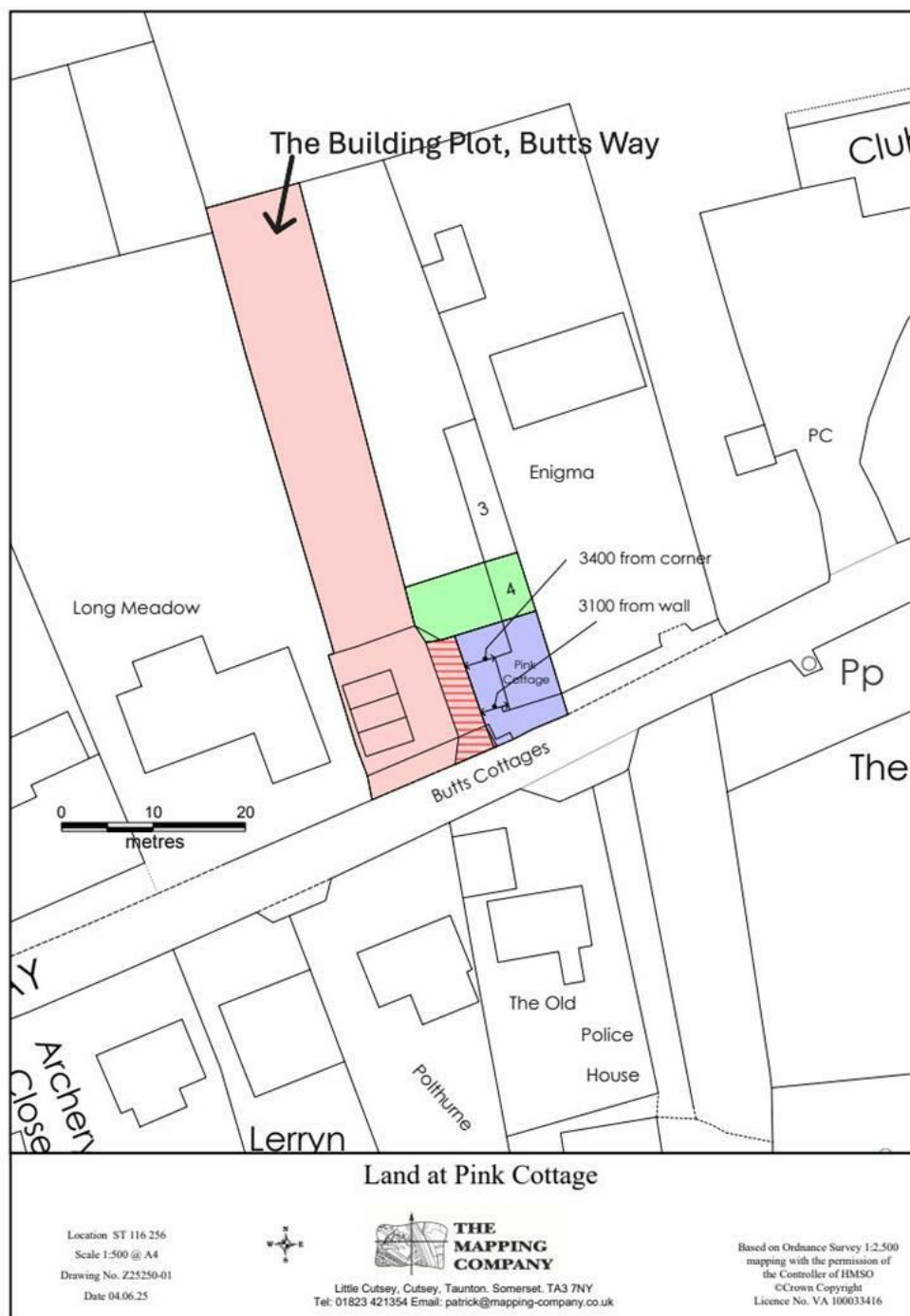


NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION





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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

5 Hammet Street, Taunton, TA1 1RZ

01823 256625

taunton@stags.co.uk

stags.co.uk



@StagsProperty

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