



Swifts Cottage



Taunton 8 Miles / Wellington 5 Miles

One bedroom cottage situated in the sought out area of Milverton, with driveway parking.

- Character Cottage
- Double Bedroom
- Shower Room
- Lounge with wood burner
- Fitted Kitchen
- Village Location
- Freehold
- Council Tax Band A

Guide Price £149,000

SITUATION

The property enjoys an elevated position, situated in the village of Milverton, a popular village benefiting from an excellent range of facilities including village stores, primary school, church, village hall and public house/restaurant. Wellington is approximately 5 miles away with a greater selection of shopping, recreational and schooling facilities in both the state and private sectors. The County town of Taunton is approximately 8 miles away with a range of high street and independent shops, sporting facilities and exceptional schooling. Both Taunton and Wellington offer easy communication links to the M5 at junction 25 and 26. There is a main line railway station in Taunton and London Paddington can be reached in less than two hours.

DESCRIPTION

A charming cottage providing a large double bedroom with en-suite shower room to the first floor. On the ground floor is the sitting room, kitchen. The property benefits from driveway parking.

ACCOMMODATION

Front door leads directly into the lounge with electric style log burner, with stairs to first floor. Door on the left to fitted kitchen with electric hob and oven, space for fridge freezer and washing machine and wall and base units with work surfaces over. Upstairs there is a large double bedroom with a good sized en-suite shower room.

OUTSIDE

To the front of the property there is driveway parking for one vehicle.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

All mains services connected. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & outside Vodafone and 02 (Ofcom).

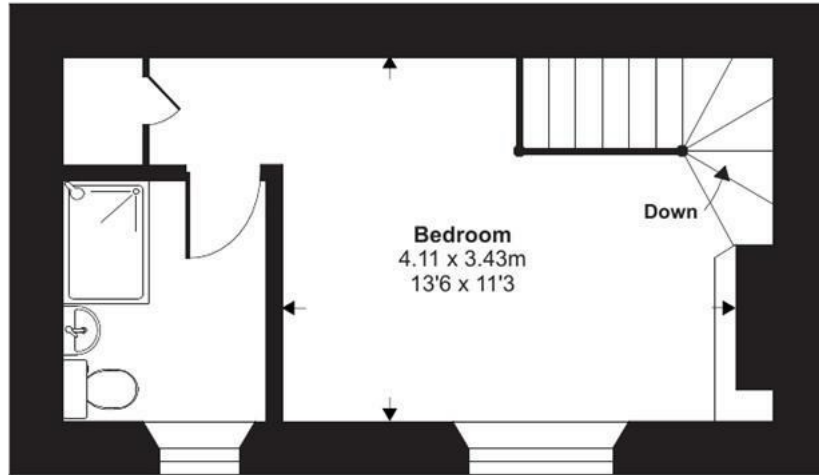
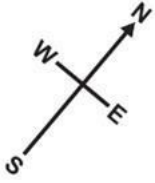
DIRECTIONS

Take the B3227 to Milverton turning the first left at the roundabout onto Station Road and the property will be found on the right hand side.

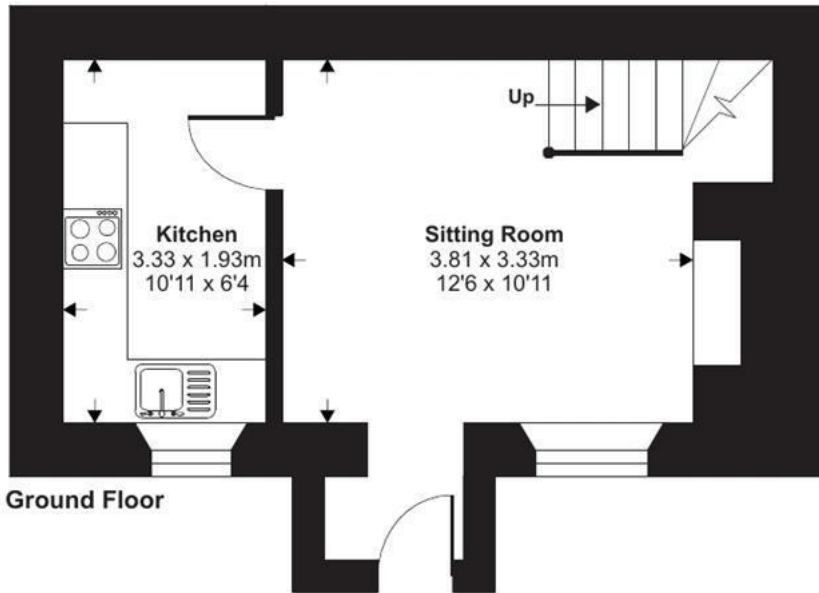


Approximate Area = 520 sq ft / 48.3 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1129331

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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	(2-48) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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