



GIBBINS RICHARDS 

Irongates, 20 Silver Street, Milverton, Taunton TA4 1LA
Offers in the Region Of £259,000

GIBBINS RICHARDS 
Making home moves happen

A brilliantly configured and most unusual attached house situated in the heart of this ever popular Somerset village, Iron Gates offers spacious and flexible accommodation over three different levels, with the added benefit of good sized reception rooms, tall ceilings and much character throughout.

Tenure: Freehold / Energy Rating: D / Council Tax Band: C

On entry through the front door, this accesses a large kitchen/dining room which has recently been re-fitted to a high standard. This is the hub of the current owner's home with space for a good sized table and stairs up to a higher level to an inner hallway. The inner hallway then leads to a most impressive sitting room with a corner fireplace and feature log burner. There is also a bedroom on this floor. Stairs then lead up to a large main landing and offers ample scope for office space or further storage. There are two further bedrooms and a family bathroom.

QUIRKY AND CHARACTERFUL VILLAGE PROPERTY
ACCOMMODATION OVER THREE LEVELS
FABULOUS KITCHEN / DINING ROOM
SITTING ROOM WITH IMPRESSIVE LOG BURNER AND HIGH CEILINGS
THREE BEDROOMS, BATHROOM
LARGE LANDING, IDEAL FOR HOME OFFICE SPACE
GOOD SIZED LOFT SPACE, POTENTIAL FOR FURTHER EXTENSION (stp)
IN THE HEART OF THE VILLAGE
CLOSE TO AMENITIES, SCHOOL, SHOP, VILLAGE HALL, PUB

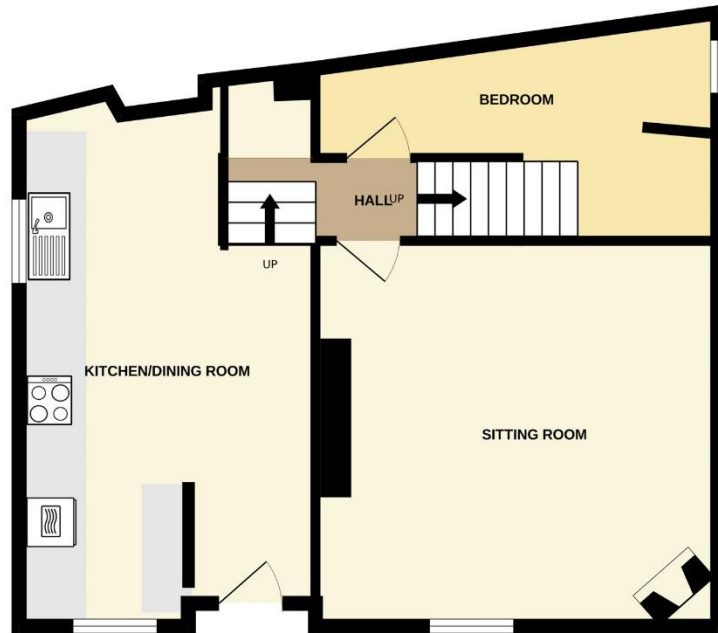




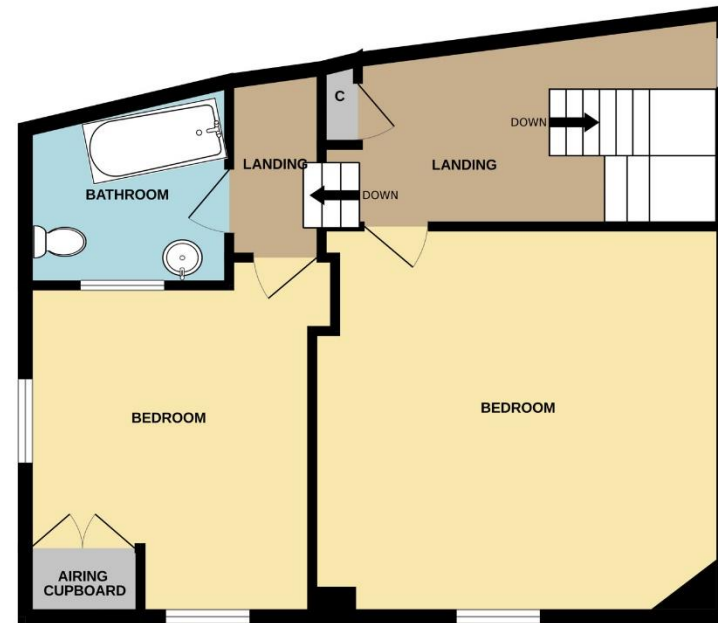
Entrance door into;	
Kitchen/Dining Room	22' 0" x 11' 8" (6.70m x 3.56m)
Inner Hallway	7' 5" x 3' 8" (2.27m x 1.11m) Stairs to;
Sitting Room	15' 10" x 15' 2" (4.83m x 4.63m)
Bedroom	15' 10" x 9' 0" (4.83m x 2.74m)
First Floor Landing	15' 10" x 8' 5" (4.83m x 2.57m)
Bedroom	16' 3" x 15' 5" (4.96m x 4.69m)
Bedroom	14' 2" x 12' 2" (4.31m x 3.72m) Airing cupboard.
Bathroom	8' 0" x 8' 0" (2.45m x 2.45m)
Agents Note	Please be aware that there is no outside space with this property. The village does have ample areas of open space including play parks, recreational ground, cricket club and plenty of dog walks and cycle paths. The current owners have an allotment which they rent on the edge of the village, and also a garage nearby, also rented. Whilst these do not form a part of the sale, there is always the potential of continuing either rental by way of liaising with the landlord of each. We suggest seeking further legal advice before committing.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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