





This enchanting, late Georgian 2 double bedroom terraced house is a true gem, bursting with character and charm.

As you step inside, you'll be greeted by the warmth and comfort of its original features an ornate fireplace. The property has been lovingly maintained and updated to provide a perfect blend of modern convenience and period charm.

The two spacious double bedrooms are located on the first floor, each with plenty of natural light. The bathroom is also situated on this level, boasting a modern suite and a refreshing shower.

The ground floor features a bright and airy living room, perfect for relaxing with family and friends. The room is filled with natural light from the windows and hallway. A feature fireplace adds to the cozy atmosphere, making it the perfect spot to snuggle up on a chilly evening.

The kitchen is fully equipped with all modern appliances ideal for enjoying breakfast or dinner in the comfort of your own home. A rear door leads out to a garden, perfect for al fresco dining or simply enjoying a quiet cup of coffee.

### Key Features

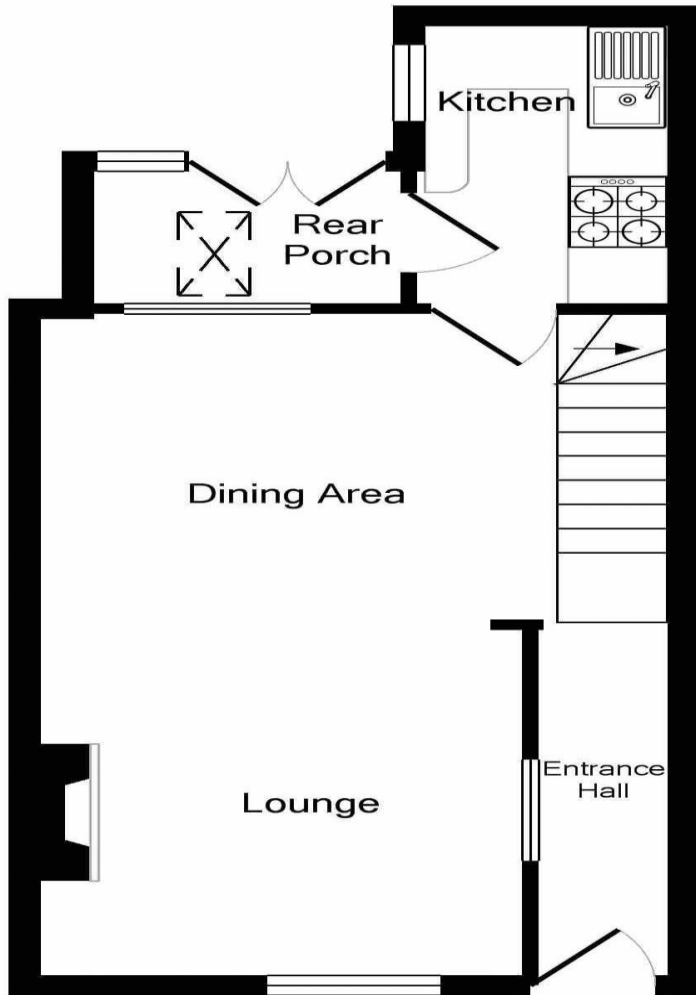
- Enchanting late Georgian property
- Set in the heart of a famous conservation area 9 miles west of Taunton
- Excellent local amenities with a wide range of social facilities, also a fine restaurant/pub just across the road
- Restored by a local artisan displaying a wealth of lovely features
- Charming, cottage style, elevated rear garden with a far reaching view
- A marvellous home/holiday base at this gateway to the south west
- 2 reception rooms
- Kitchen with utility room/rear porch
- 2 generous double bedrooms and wonderful bathroom
- Immediate possession available



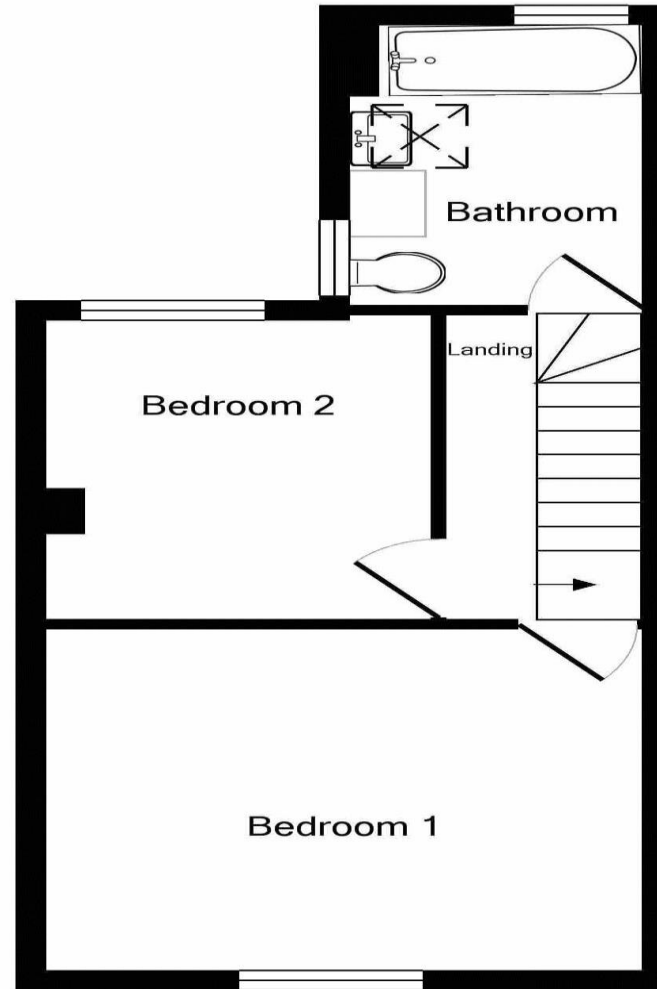








Ground Floor



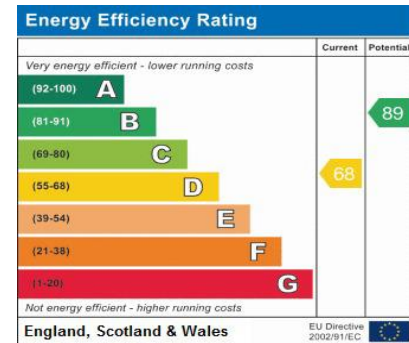
1st Floor

**Tenure:** Freehold

**Tax band:** C

**Property Location:** From Taunton follow the B3227 for approximately 8 miles and turn left at the roundabout to arrive in Milverton. Follow this road up into Silver Street where No. 9 will be found on the right hand side identified by our For Sale board.

**Services:** Mains electricity, gas, water and drainage. Gas central heating.



**Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Council Tax / Domestic Rates	C
Asking price	£237,500
Tenure*	Freehold

**Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Property type	Terraced house
Property construction	
Number and types of room	2
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> (FTTC) Fibre to the cabinet
Mobile signal/coverage	<a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Voice and data likely on O2 & Vodafone
Parking	<a href="https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/">https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/</a>

**Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023**

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	<a href="https://www.gov.uk/request-flooding-history">https://www.gov.uk/request-flooding-history</a>
Coastal erosion risk	<a href="https://www.gov.uk/check-coastal-erosion-management-in-your-area">https://www.gov.uk/check-coastal-erosion-management-in-your-area</a>
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	<a href="https://www.gov.uk/check-if-property-is-affected-by-coal-mining">https://www.gov.uk/check-if-property-is-affected-by-coal-mining</a>
Energy Performance Certificate (EPC)*	D
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required 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.