



4 Butts Cottages



# 4 Butts Cottages Butts

Milverton, Taunton, TA4 1LY

## Charming one bedroom cottage for modernisation in Milverton

- Popular village location
- Charming attached village cottage
- Open plan kitchen/living room with fireplace
- Bedroom
- Bathroom
- Front Garden
- Council Tax band A
- Freehold

Guide Price £125,000

### 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

Tucked away in the heart of the sought-after village of Milverton, this delightful one-bedroom cottage offers a perfect blend of character and practicality. Ideally located just west of Taunton and north of Wellington, this home provides a peaceful village setting with convenient access to local amenities

## ACCOMMODATION

The ground floor features an open-plan living and dining area, connected to a compact kitchen ideal for modern living. Stairs lead to the first floor, where you'll find a generously sized double bedroom and a fitted bathroom suite.

## OUTSIDE

To the front of the property is a private garden. NB there is a right of way along the path across the front of the property providing access to the adjoining cottage, number 3.

## 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 property can be identified after a short distance on the right hand side behind The Pink Cottage, 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.



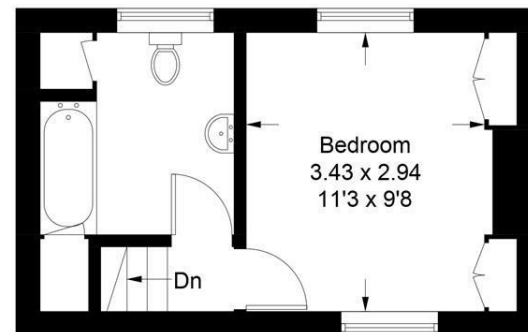
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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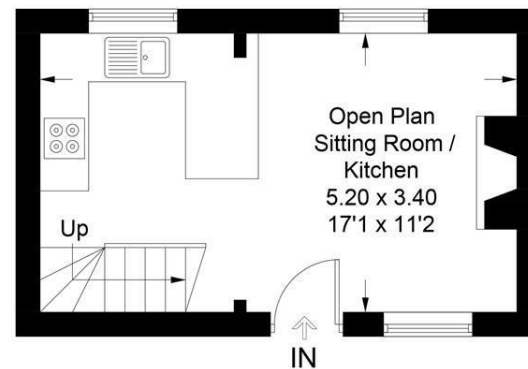
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01823 256625

Approximate Gross Internal Area = 38.9 sq m / 419 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224352)



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