



Kirazli



Taunton 8 miles | Wellington 4.8 miles |
Wiveliscombe 3.6 miles

A 2 bedroom family home located in the popular village of Milverton with a range of local amenities located nearby.

- End of Terrace
- Two Bedrooms
- Kitchen/Diner
- Sitting Room
- Conservatory
- Utility
- Rear Garden
- No Onward Chain
- Council Tax C
- Freehold

Guide Price £225,000



SITUATION

The property is situated in Turnpike, which is in the centre of the conservation of Milverton. This popular village provides a post office, village stores, pub/restaurant, church and primary school. 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 two bedroom property arranged over three storeys, located in the village of Milverton. Comprising of a study, kitchen/diner, sitting room, conservatory and utility. Rear Garden. Offered to the market with no onward chain.

ACCOMMODATION

On the ground floor, an entrance hall provides an ideal space for a study, with stairs rising to the first floor. The first floor offers a well-appointed kitchen/dining room fitted with a range of wall and base units with worktop over. Also on this level is a light and airy conservatory with French doors opening onto the rear garden, and a comfortable sitting room featuring a wood-burner. On the second floor there are two double bedrooms and a family bathroom fitted with a WC, hand wash basin, heated towel rail and bath with shower over.

OUTSIDE

To the front of the property is a small bin storage area with steps rising to the entrance. The rear offers access to a utility room with power and lighting. Steps lead down to a pedestrian side access connecting the garden to the road. The enclosed, south-facing rear garden is laid to a combination of lawn and patio, providing ideal spaces for both relaxation and entertaining, and includes a brick outbuilding positioned at the far end.

SERVICES

Mains electric, water and drainage. Gas central heating. Mobile coverage is variable outdoor with EE and Three, good outdoor with O2 and good outdoor, variable in-home with Vodafone (Ofcom). This property has the benefit of superfast broadband (Ofcom).

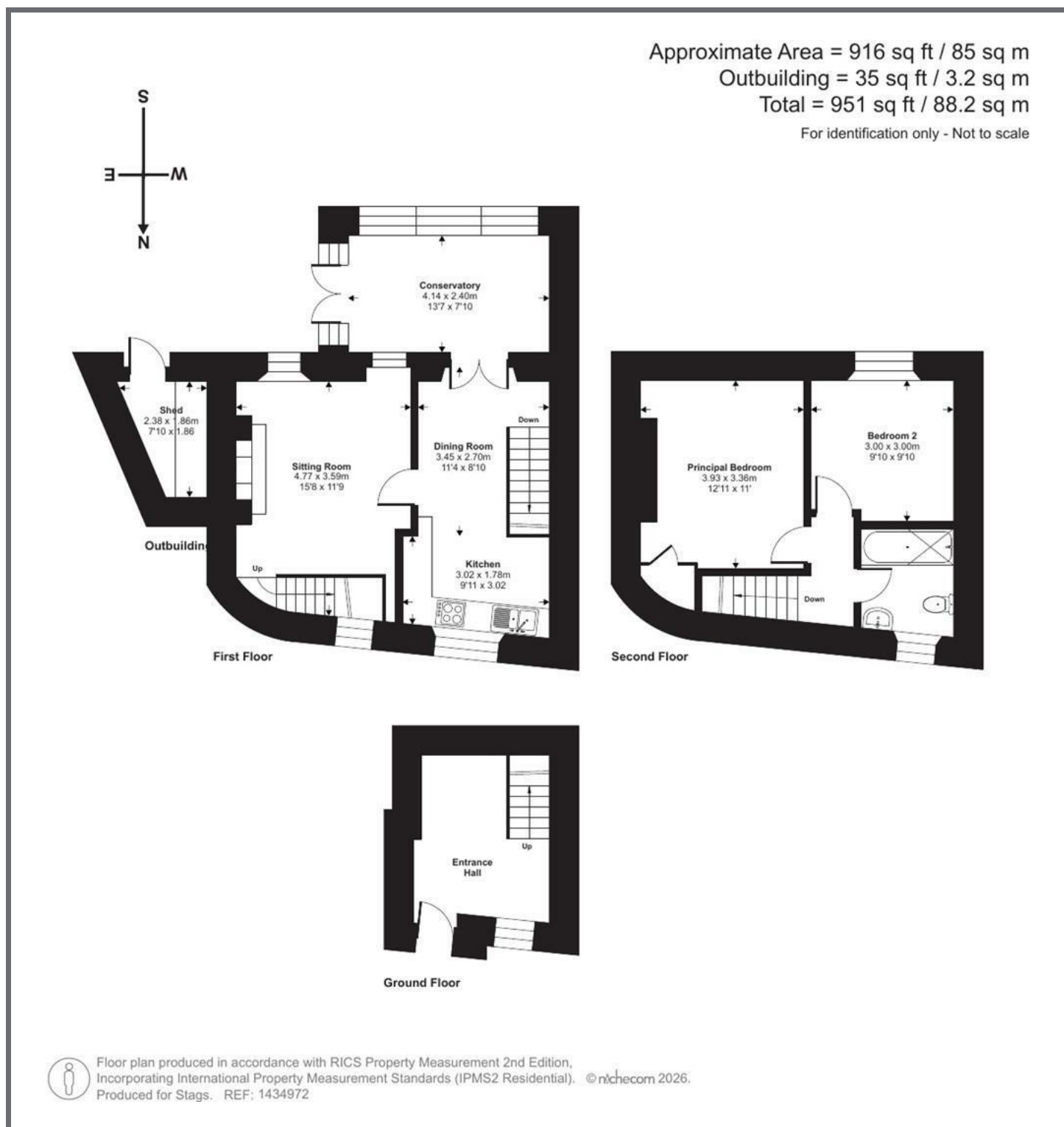
VIEWINGS

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

DIRECTIONS

On entering the village of Milverton, take the first turning left into Turnpike follow the road to the bottom where Kirazli is found to the right hand side just before the bend.





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		
Very energy efficient - lower running costs	Current	Potential
92-100 A		84
81-91 B		
69-80 C		
55-68 D	63	
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk