



**DIRECTIONS:** From our Wellington Office proceed in the Exeter direction turning right at the town centre traffic lights into North Street signposted Milverton. Stay on this road for approximately 4 miles which leads you straight through to the village of Milverton. Upon entering the village, take the left hand turn just after the local shop up St Michael's Hill, turning left again at the T junction onto Wood Street. Continue along this road, and as the road bears round to the right, turn left onto the lane clearly signposted 'Mount Cottage' where the property can be found on the right.

**LOCATION:** Milverton is situated just 3 miles from Wiveliscombe and 4 miles from Wellington. It is a popular village with a host of amenities to include junior school, post office, shop, 'The Globe' Inn and church. Milverton is known for its thriving community with a wide range of clubs and societies for all ages. A wider range of facilities can be found in Wellington to include the well renowned Waitrose. The County Town of Taunton with its mainline railway station is 8 miles away. The M5 can be accessed via Junction 26 just outside Wellington.

#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold, by private treaty with vacant possession on completion.

**Services:** Mains electricity, mains water, mains drainage, gas central heating, telephone

**Local Authority:** Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

**Property Location:** [w3w.co.uk/jiggle.masts.free](http://w3w.co.uk/jiggle.masts.free)

**Council Tax Band:** E

**Construction:** Brick built with a render outer leaf under a tiled roof.

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 25 Mbps download and 3 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** low **Rivers and the Sea:** very low/ **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

**Planning:** Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

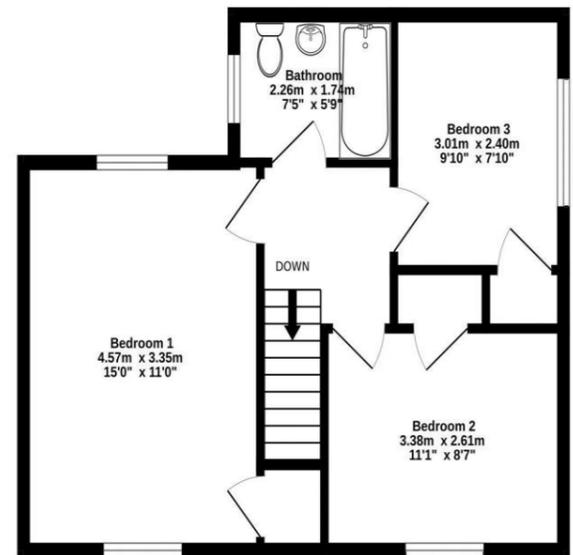
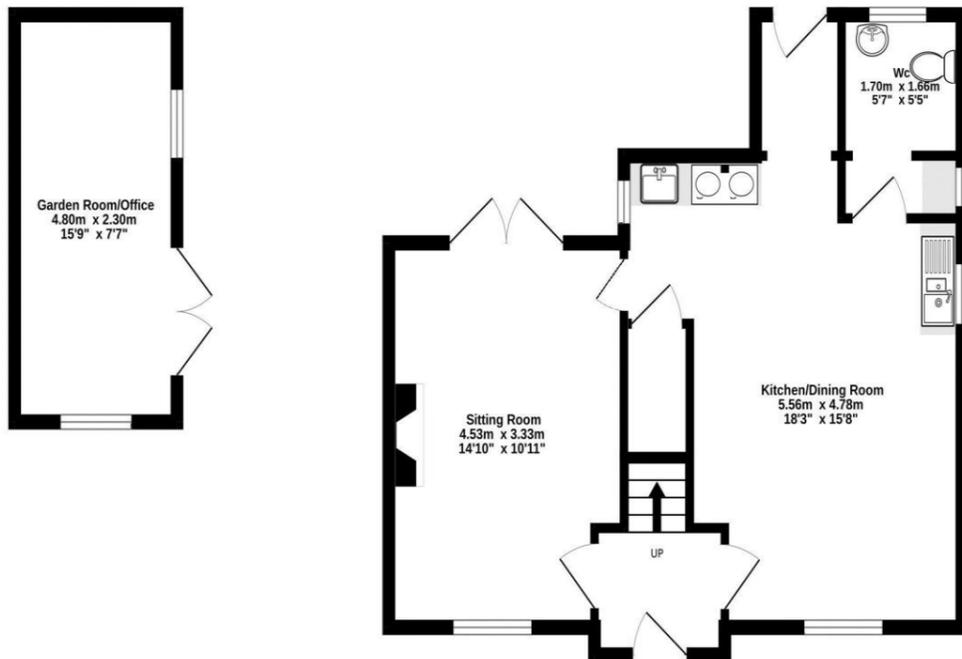
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Garden Room/Office  
11.0 sq.m. (119 sq.ft.) approx.

Ground Floor  
46.6 sq.m. (501 sq.ft.) approx.

1st Floor  
43.0 sq.m. (463 sq.ft.) approx.



**TOTAL FLOOR AREA : 100.6 sq.m. (1083 sq.ft.) 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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Mount Cottage is a beautifully presented three bedroom detached cottage, believed to have been built in 1945, and sitting on an enviable, elevated plot within the village of Milverton.

The property comprises; front door into the hallway with access to the principal rooms and stairs to the first floor. The sitting room benefits from a wood burning stove along with dual aspect and French doors to the rear garden creating an ideal entertaining space. The kitchen/dining room is light, spacious and benefits from base units for storage with tiled splashbacks and a one and a half sink. There is space for a fridge/freezer, dishwasher and Aga creating a real focal point to this cottage kitchen. A laundry area and downstairs cloakroom complete the ground floor accommodation with a side door to the garden.

The first floor comprises three bedrooms with the master benefitting from views of the front and rear gardens and these are serviced by the family bathroom with a white three piece suite and double headed shower over the bath.

Externally, the property offers driveway parking and beautiful wrap around gardens with a great deal of privacy. There are patio areas for seating whilst the remainder of the garden is predominately laid to lawn with flower beds, mature shrubs and trees.

At the end of the garden is an office/garden room with heating and electricity.

A viewing comes highly recommended to see what this family home has to offer.



- Beautifully presented cottage with scope for improvement to suit a family's needs
- Detached
- Far reaching views
- Garden room/office
- Village location
- Elevated plot
- Private access to property

