



4 Butts Way, Taunton, Milverton, TA4 1LY
£160,000

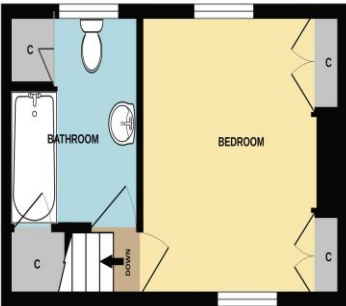
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Located in the ever popular village of Milverton, to the west of Taunton and the north of Wellington, No 4 Butts Way is a one bedroom cottage with an entrance door straight into the open plan ground floor, which features a large sitting/dining area and a kitchen off, stairs to the first floor lead to a bedroom and a separate bathroom.

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

The property is in reasonable condition but could do with some additional TLC to bring it up to speed.

Open Plan Sitting Room / Kitchen	17' 1" x 11' 2" (5.20m x 3.40m)
First Floor	
Bedroom	11' 3" x 9' 8" (3.43m x 2.94m)
Bathroom	8' 2" x 7' 10" (2.49m x 2.39m)
Outside	Front garden and parking space.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the 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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