



Lerryn, Butts Way, Milverton, Taunton TA4 1LY

£465,000

GIBBINS RICHARDS 
Making home moves happen

This suprisingly spacious four bedroom detached family home is nestled in a pleasant position close to the centre of this popular village and within easy access to village amenities. The property itself is fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation is beautifully presented throughout and comprises in brief; spacious entrance hall, sitting room with adjoining dining room, modern well equipped kitchen/breakfast room, three/four ground floor bedrooms, separate utility room and ground floor shower room. To the first floor is a spacious master bedroom suite with built-in wardrobe and en-suite shower room. The property also offers a large walk-in loft area ripe for further conversion.

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

This unique family home is set in a good size plot with multiple off road parking to the front and well tended private gardens to the rear. There is also a garage located nearby. The village of Milverton lies to the north of Wellington and offers a useful range of local amenities. Wellington lies approximately 4.2 miles distant and the county town of Taunton lies approximately 9 miles distant.

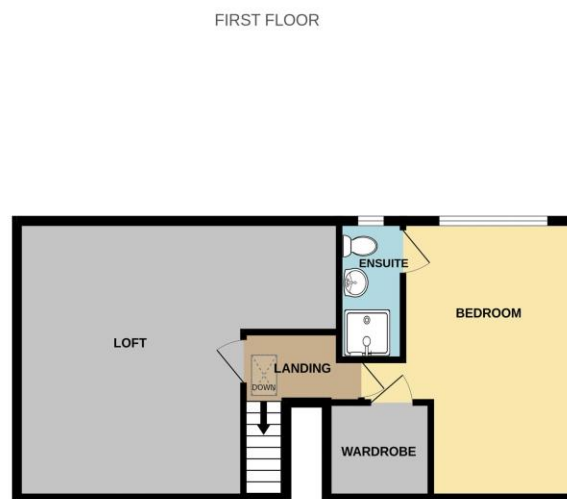
FOUR BEDROOMS
GARAGE / MULTIPLE OFF ROAD PARKING
SUPRISINGLY SPACIOUS PROPERTY
SOUGHT AFTER VILLAGE LOCATION
PRIVATE SOUTH FACING GARDEN
BEAUTIFULLY PRESENTED THROUGHOUT
DETACHED FAMILY HOME
VERSATILE TWO STOREY ACCOMMODATION





Entrance Hall	20' 4" x 9' 5" (6.19m x 2.87m) Front aspect window. Cloaks cupboard. Stairs to first floor.
Kitchen	18' 5" x 10' 0" (5.61m x 3.05m) reducing to 8' 7" (2.61m) doors to utility room, garden and opening to sitting room. Fitted with a range of matching eye and low level units. Breakfast bar area. Integrated electric oven with four ring gas hob over, extractor fan and light over. Cupboard housing 'Glow Worm' gas boiler.
Sitting Room	15' 0" x 12' 8" (4.57m x 3.86m) Double opening French doors to rear garden. Side aspect window and triple Velux windows. Wide opening to dining room.
Dining Room	10' 11" x 10' 1" (3.32m x 3.07m) Door to hallway.
Utility Room	9' 6" x 7' 5" (2.89m x 2.26m) Double doors to rear garden.
Bedroom/Reception Room	13' 1" x 10' 7" (3.98m x 3.22m) (currently being used as a second reception room) Dual aspect front and side windows. Exposed brick fireplace with tiled hearth and timber mantel.
Hallway	Doors to three bedrooms and shower room. High level electric fuse board.
Bedroom 2	11' 2" x 8' 9" (3.40m x 2.66m) Front aspect window.
Bedroom 3	7' 10" x 6' 4" (2.39m x 1.93m) Front aspect window.
Bedroom 4	13' 7" x 9' 5" (4.14m x 2.87m) Side aspect window.
Shower Room	6' 8" x 5' 10" (2.03m x 1.78m) Fitted with a white three piece matching suite comprising low level WC, wash hand basin and over size shower enclosure.
First Floor Landing	Velux window to front. Door to eaves storage space. Door to;
Master Bedroom	16' 4" x 10' 4" (4.97m x 3.15m) (excluding walkway) (restrictive head height) Doors to walk-in wardrobe and en-suite. Rear aspect window.
En-Suite Shower Room	7' 7" x 3' 10" (2.31m x 1.17m) Obscure window to rear. Fitted with a white three piece matching suite comprising low level WC, wash hand basin and shower cubicle.
Outside	To the front a tarmac area provides multiple off road parking with mature shrub and flower borders and access path around the side leading to the rear. Situated to the rear the garden measures approximately - 34' (10.36m) in depth by 48' (14.62m) in width. The rear garden is predominantly laid to lawn with paved and gravelled areas providing pleasant seating space and paved path leading to rear access doors. There is a raised area at the back planted with a variety of shrubs and flowers including brick barbecue area. The rear garden enjoys a good degree of privacy and is fully enclosed by timber fencing.
Single Garage	Located nearby (the garage belonging to this property is the middle garage in a block of three).





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.
Made with Metropix ©2025



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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a 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.

37 High Street, Wellington, Somerset TA21 8QT Tel: 01823 663311
Email: wg@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk