



5 Mill Cottages, Creech St. Michael, Taunton TA3 5PU

£245,000

GIBBINS RICHARDS 
Making home moves happen

A brilliant and quirky cottage with loads of character and idyllic riverside gardens. Viewing strongly recommended.

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

The terraced cottage is located down Mill Lane, just off the main road through the village. There is a gravel area to the front providing ample unrestricted parking and access to the front door into the sitting room. The sitting room has a log burner and access through to the lovely kitchen / dining room to the rear, with stairs to the first floor. Upstairs are two bedrooms and a modern bathroom.

The cottage is further enhanced by two areas of south facing garden to the rear, along with two useful outbuildings. The first garden is accessed directly from the kitchen and has a laundry room to the rear end. There is then access across a shared driveway through to the second area of garden, again with an outbuilding, currently used as a gym. Most appealing is the steps at the end of this garden down to the river, where there is an idyllic decked area overlooking the River Tone and fields beyond.

Idyllic two bedroomed cottage
Loads of character features
Log burner and floorboards
Excellent kitchen / dining room
Two-part garden
External laundry room and separate gym room
River Tone frontage with fishing / sitting deck
Ample parking
An ideal first home or holiday cottage





GIBBINS RICHARDS
Making home moves happen

Sitting Room	12' 5" x 12' 0" (3.78m x 3.65m)
Kitchen / Dining Room	11' 8" widening to 15' 7" x 12' 4" (3.55m x 3.76m)
First Floor Landing	
Bedroom One	12' 1" x 9' 4" (3.68m x 2.84m)
Bedroom Two	10' 10" x 7' 1" (3.30m x 2.16m)
Bathroom	7' 1" x 4' 11" (2.16m x 1.50m)
Laundry Room	8' 8" x 6' 9" (2.64m x 2.06m)
Gym Room	13' 4" x 9' 6" (4.06m x 2.89m)

Outside There are two rear gardens to the property, each south facing. The first is directly behind the house and accessed from the kitchen, mainly laid to lawn and with the laundry room to the end. A gate then leads across a shared driveway to the rear of the cottages to the second garden, again south facing and with the gym room. This garden is also laid to lawn and has a raised deck to the end overlooking the river. Steps down lead to another deck area, directly onto the Tone, providing an idyllic seating / fishing/ relaxing area, abundant with wildlife and with views across to the neighbouring fields.



GIBBINS RICHARDS
Making home moves happen

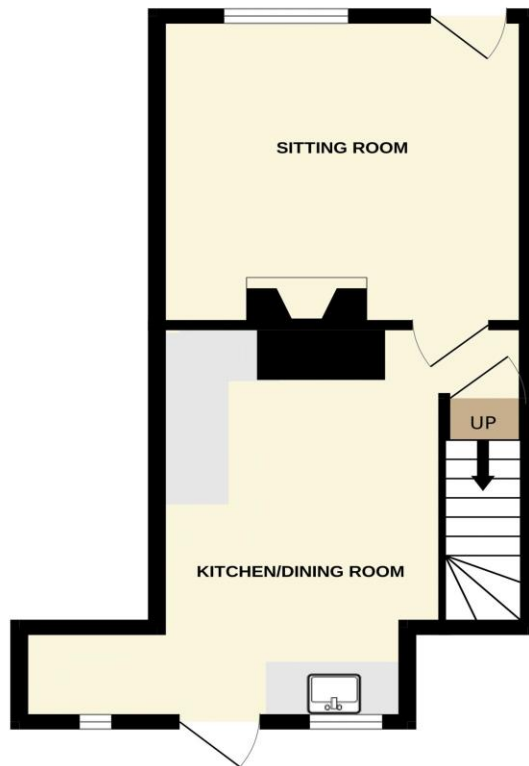


GIBBINS RICHARDS
Making home moves happen

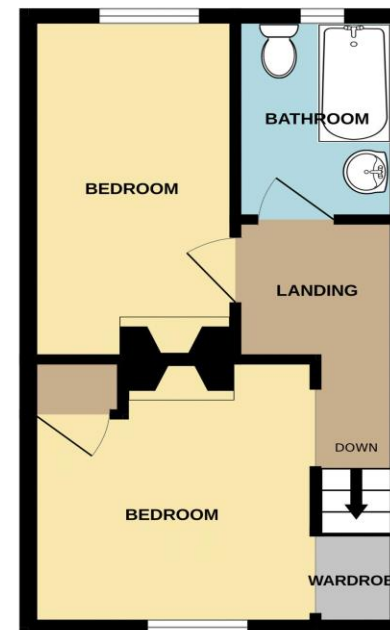


GIBBINS RICHARDS
Making home moves happen

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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.
Made with Metropix ©2026

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 £40 + VAT (£48) 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.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828
Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk