



23, Courtfield, Taunton, Milverton, TA4 1NA
£225,000

GIBBINS RICHARDS 
Making home moves happen

A three bedroom mid-terrace property offered to the market with no onward chain and requiring renovation throughout. The accommodation comprises a front porch leading into a dining/reception room, separate living room, kitchen, cloakroom and useful utility room. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a gravelled front area providing parking, while to the rear is a garden mainly laid to lawn with attractive views over the surrounding countryside. An ideal opportunity for buyers looking for a renovation project with scope to create a lovely family home. Energy rating : D(62)

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

Courtfields is situated within the village of Milverton, surrounded by attractive countryside and offering a peaceful village setting. Milverton has a good range of local amenities including a village shop, primary school, together with an active and welcoming community. The nearby towns of Wiveliscombe and Wellington provide a wider range of shops, schools and facilities, while Taunton, approximately 7–8 miles away, offers extensive shopping, leisure and educational facilities, together with a mainline railway station. The M5 is also readily accessible making the location convenient for commuting, with surrounding countryside

- Approx. 1094 Sq ft/101.6 Sq m
- No onward chain
- In need of renovation
- Large garden
- Village location
- Countryside views
- Off road parking
- Excellent opportunity to modernise and improve

Accommodation	
Entrance Porch	
Dining Room	14' 7" x 16' 10" (4.45m x 5.13m)
Living Room	9' 11" x 16' 10" (3.03m x 5.13m)
Kitchen	8' 3" x 9' 5" (2.52m x 2.87m)
Cloakroom	4' 11" x 3' 1" (1.51m x .94m)
Utility room	8' 3" x 17' 7" (2.52m x 5.36m)
First Floor	
Bedroom	12' 6" x 9' 11" (3.81m x 3.02m)
Bedroom	12' 0" x 10' 9" (3.67m x 3.28m)
Bedroom	12' 6" x 6' 11" (3.81m x 2.11m)
Shower Room	5' 9" x 6' 1" (1.75m x 1.85m)
Outside	Parking at the front. Large rear garden.



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.