



1 Preston Cottages



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Preston Bowyer, Milverton, Taunton, TA4 1PJ

Milverton 1.5 miles | Wellington & Taunton 6.5 miles

A charming and spacious three-bedroom terraced cottage, set within beautifully maintained cottage-style gardens and benefiting from parking and a double garage.

- Terraced Cottage
- Sitting Room
- Kitchen
- Cottage Gardens
- Council Tax Band D
- Three Bedrooms
- Office
- Family Bathroom
- Double Garage
- Freehold

Guide Price £485,000

SITUATION

1 Preston Cottages is located in Preston Bowyer, approximately 1.5 miles east of the popular village of Milverton. Milverton offers a good range of everyday amenities including a village shop and post office, church, village hall and primary school, together with a variety of local clubs and community activities. The well-served market town of Wellington lies approximately 6.5 miles to the west and provides an excellent range of shopping, leisure and educational facilities, together with convenient access to the M5 motorway at Junction 26. The County Town of Taunton is also approximately 6.5 miles away and offers a wider range of commercial, recreational and educational amenities, as well as a mainline railway station with regular services to London Paddington.

DESCRIPTION

1 Preston Cottages is a charming and well-presented three-bedroom terraced cottage. The accommodation comprises a sitting room, study, kitchen, cloakroom, three bedrooms and a family bathroom. Externally, the property benefits from a double garage, summerhouse and attractive gardens.



ACCOMMODATION

The entrance porch opens into a welcoming hallway, with a staircase rising to the first floor and a door leading through to the sitting room. Enjoying a wealth of character, the sitting room features an attractive stone fireplace with inset wood-burning stove, creating a superb focal point, together with a charming window seat and useful understairs storage cupboard. A door provides access to a separate office, offering an ideal space for home working. Beyond, the kitchen/dining room enjoys a charming country cottage feel, featuring a traditional two-oven Aga, a feature bread oven recess, and a range of base units with work surfaces over incorporating a sink unit. A door opens into an inner lobby, with an external door providing access to the garden and a further door leading to the cloakroom.

On the first floor are three individual and characterful bedrooms, each benefiting from exposed timbers, while the principal bedroom is further enhanced by a range of built-in wardrobes. The bedrooms are served by a well-appointed family bathroom fitted with a cast iron roll-top bath with shower over, bidet, WC and an attractive wash hand basin set within a bespoke vanity unit.

OUTSIDE

The property is approached via a shared driveway, leading to a gated parking area positioned in front of the double garage, which benefits from light, power and water connections. Adjoining the garage is an attractive paved terrace, enclosed by low stone walls and complemented by raised planting beds, providing an ideal space for outdoor seating. A pathway extends around the property, giving access to both the front and rear entrances. Steps rise from the terrace to the garden, which is predominantly laid to lawn and bordered by a variety of well-established flowers and shrubs. The garden is enclosed by timber close-board fencing and benefits from a pedestrian gate providing direct access to the highway. Set within one corner of the garden is a useful summerhouse, complete with light and power,

SERVICES

All mains services. Mobile coverage is variable outdoor with EE, Good outdoor, variable in home with O2 and good outdoor with Three and Vodafone (Ofcom). This property has standard broadband (Ofcom).

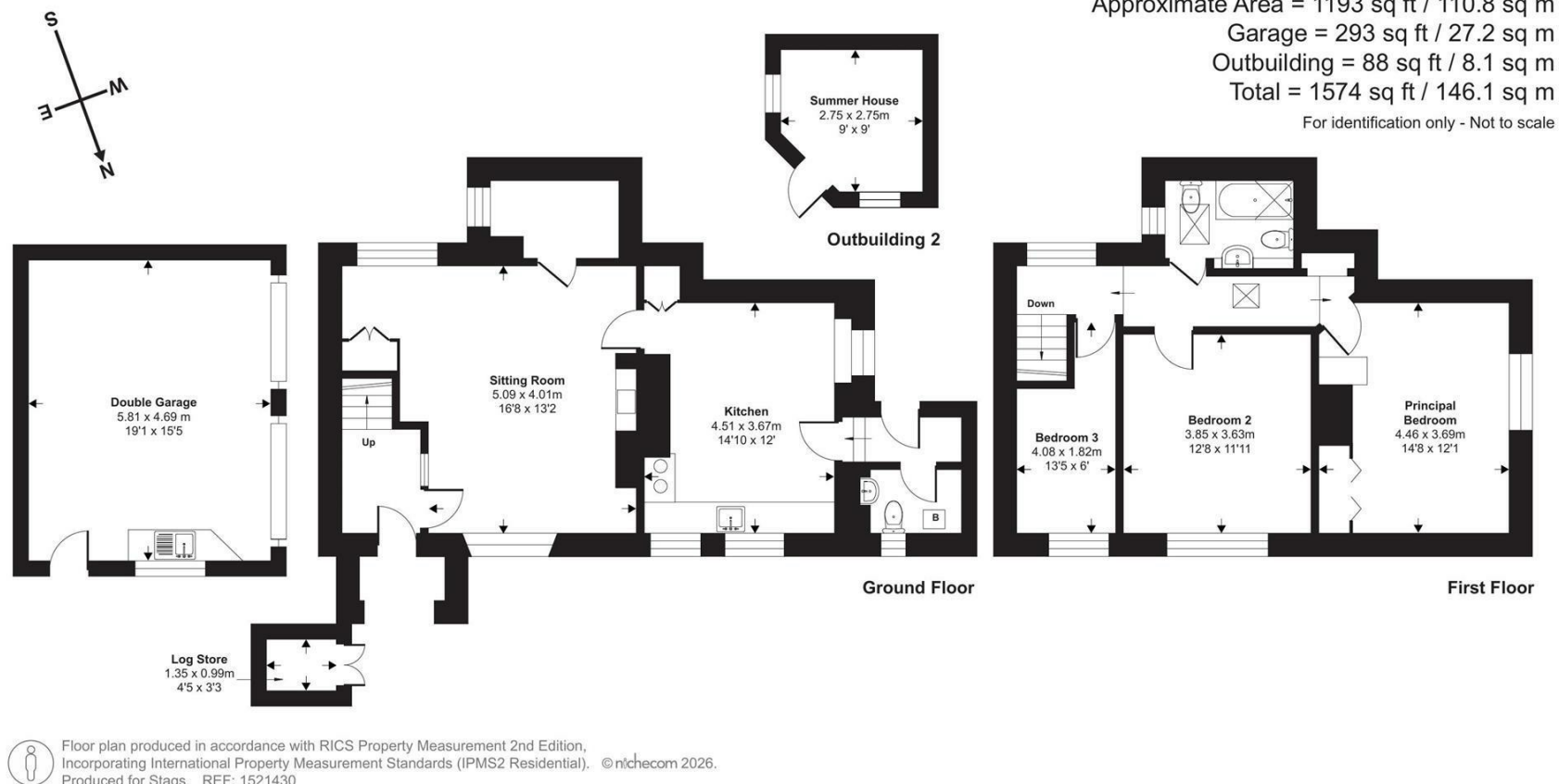
VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the fourth exit towards Taunton. After approximately 1.5 miles turn left opposite The Worlds End public house signposted Bradford on Tone and Oake. Continue through both villages and at the junction with the B3227 at Hillcommon turn left towards Milverton. Having passed through an S bend within Preston Bowyer, the entrance to the cottage will be seen on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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