



**Creedwell Orchard, Milverton Taunton TA4 1JZ**

**welcome to**

## **Creedwell Orchard, Milverton Taunton**

Three-bedroom home featuring a lounge, kitchen/diner, front garden and enclosed rear gardens. Ideally suited for families, first-time buyers, or investors, the property offers practical indoor and outdoor space.

### **Auctioneer's Comments**

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### **Description**

This three-bedroom property offers excellent potential for buyers looking to modernise and create a home to their own taste. Situated in a popular residential location, the accommodation comprises an entrance hall leading to a comfortable lounge and a spacious kitchen/diner with ample room for family dining and everyday living.

To the first floor are three well-proportioned bedrooms and a family bathroom serving all rooms.

Externally, the property benefits from a front garden and an enclosed rear garden, providing a safe and private outdoor space. The rear garden also includes two concrete-built sheds, offering useful storage or workshop space.

This property presents an excellent opportunity for first-time buyers, families, or investors seeking a home with scope to add value and personalise.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





### Entrance

Door to front. Under stairs storage, radiator, stairs to first floor.

### Lounge

17' 11" x 10' 5" Max ( 5.46m x 3.17m Max )  
Two single glazed windows to side. Feature fireplace. Two radiators.

### Kitchen/Diner

13' 7" Max x 11' 8" Max ( 4.14m Max x 3.56m Max )  
Single glazed window. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for white goods and table and chairs.

### Landing

Single glazed window to side. Stairs from ground floor.

### Bedroom One

12' 10" Max x 11' 8" Max ( 3.91m Max x 3.56m Max )  
Single glazed window to rear. Built in wardrobe. Radiator.

### Bedroom Two

11' 8" Max x 8' 2" Max ( 3.56m Max x 2.49m Max )  
Single glazed window to front. Built in wardrobe. Radiator.

### Bedroom Three

8' 5" Max x 7' 10" Max ( 2.57m Max x 2.39m Max )  
Single glazed window to side. Laminate flooring. Radiator.

### Bathroom

Single glazed window to side. Wash hand basin, WC, bath, shower cubicle, towel rail, lino flooring.

### Loft

Partially boarded and insulated.

### Front Garden

The front garden is laid mainly to lawn. Steps and path to front door. Gate into rear garden.

### Rear Garden

The enclosed rear garden has a patio area, steps leading up to lawn area.

### Out Buildings

Two concrete sheds.



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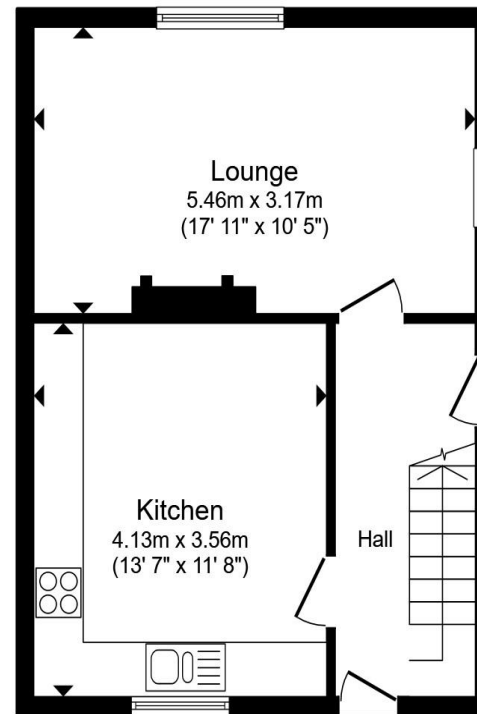
## Creedwell Orchard, Milverton Taunton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- For Sale by Modern Auction
- Three-Bedroom End of Terrace

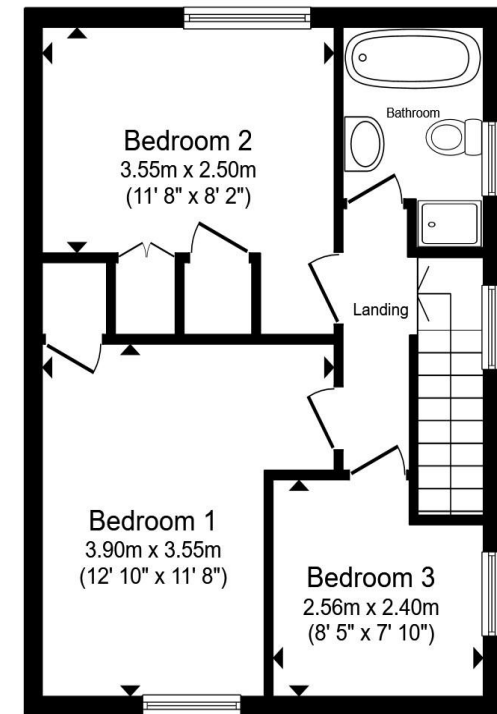
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

guide price

**£240,000**



**Ground Floor**



**First Floor**

Total floor area 79.3 m<sup>2</sup> (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TAU109518 - 0002

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