



LOCATION: Milverton is situated just 3 miles from Wiveliscombe and 4 miles from Wellington. It is a popular village with a host of amenities to include junior school, post office, shop and church. Milverton is known for its thriving community with a wide range of clubs and societies for all ages. A wider range of facilities can be found in Wellington to include the well renowned Waitrose. The County Town of Taunton with its mainline railway station is 8 miles away. The M5 can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington Office proceed in the Exeter direction turning right at the town centre traffic lights into North Street. Stay on this road for approximately 4 miles which leads you straight through to Milverton. Upon entering the village, take the left hand turning just after the Primary School up Butts Way. After a short distance, Courtfield will be seen on your left hand side where number 32 is around to the right as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co///guitar.twin.forehand

Council Tax Band: B

Construction: Traditional cavity construction with a timber frame first floor and rendered outer leaf under a slate roof

Broadband and mobile coverage: We understand that there is good outdoor mobile coverage. The maximum available broadband speeds are 43 Mbps download and 6 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

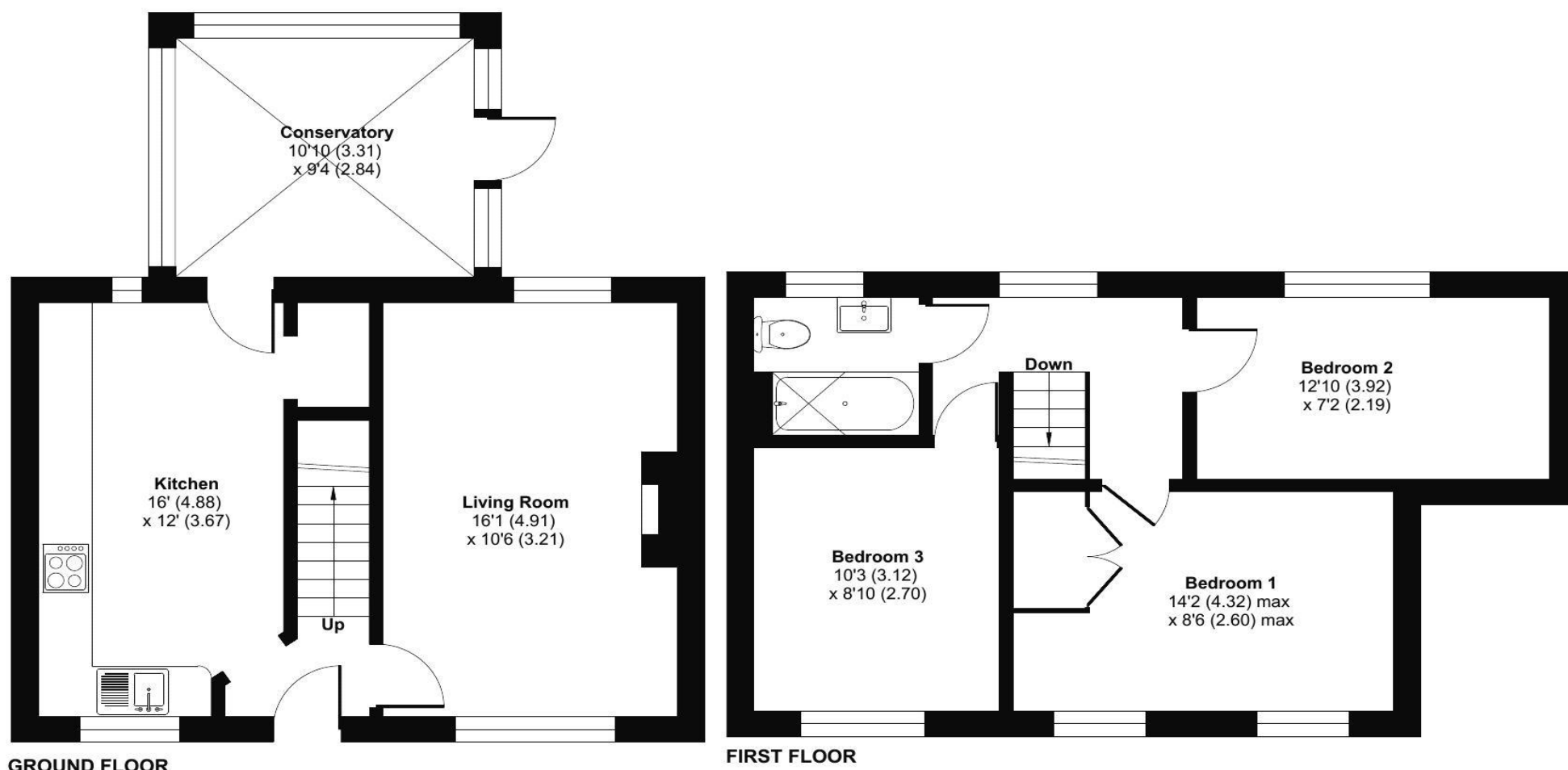
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Courtfield, Milverton, Taunton, TA4

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1487534

Ideally located within the perpetually popular village of Milverton, 32 Courtfield offers a generous amount of flexible accommodation, off road parking and a large garden; ideal for an incoming family.

The accommodation on offer briefly comprises; front door opens into the entrance hall with stairs to the first floor and doors to the principal rooms. The sitting room stretches the depth of the property and offers ample space for everyday furnishings with windows to both the front and rear elevations and a feature fireplace.

To the other side of the property, the kitchen is fitted with a comprehensive range of modern wall and base units with space for appliances and a useful breakfast bar. The adjoining conservatory is currently used as a formal dining room and provides access directly to the garden.

To the first floor, there are three double bedrooms serviced by the family bathroom.

Externally, the property is set back from the road with off road parking. The rear garden can be accessed via a passageway and is a generous size, predominantly laid to lawn with far reaching views across farmland to the rear.



- Three double bedroom family home
- Stunning open aspect to the rear
- Large garden
- Off road parking
- Popular village location close to a primary school and local amenities

