



, Taunton, TA4 2HJ

Offers In Excess Of £230,000

This charming detached, two double bedroom, barn conversion offers good sized living space in an idyllic location. With two reception rooms, fitted kitchen, utility room, family bathroom and scenic garden which provides a perfect retreat.

Mill Barn is located on the Northern outskirts of Wiveliscombe in a tranquil rural location enjoying superb views over the Brendon Hills and surrounded by its' own gardens and open countryside.

The historic market town of Wiveliscombe is approximately 2 miles distant with its friendly thriving community and forms the 'hub' of an area known as the 10 parishes. It boasts a wide range of shops and facilities and an excellent primary and secondary school. There are active sports clubs and a large recreation ground with swimming pool for summer use.

Taunton, the county town about 10 miles to the east, offers extensive shopping, educational, cultural and sporting facilities. The property is well situated for national communications with access to the M5 motorway (J25) at Taunton and (J26) at Wellington. There is a mainline railway station at Taunton (London Paddington can be reached in under 2 hours).

The property further benefits from a private garden, double glazing, oil fired central heating system and a wood burning stove.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	88	A	81
B	81	B	74
C	74	C	67
D	67	D	60
E	60	E	53
F	53	F	46
G	46	G	39

Approved Energy Assessor: 2008/01/EC  
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