



Station Road,
Williton, TA4 4RQ.
£275,000 Freehold

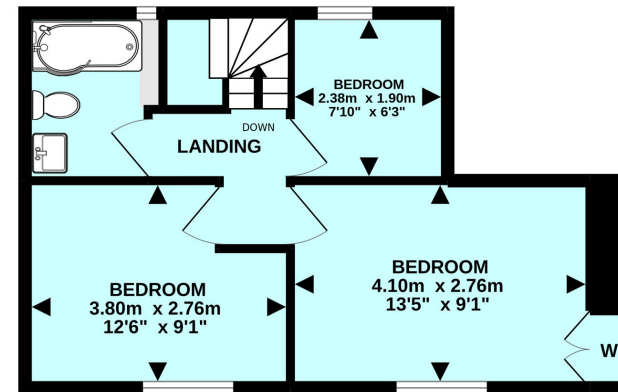
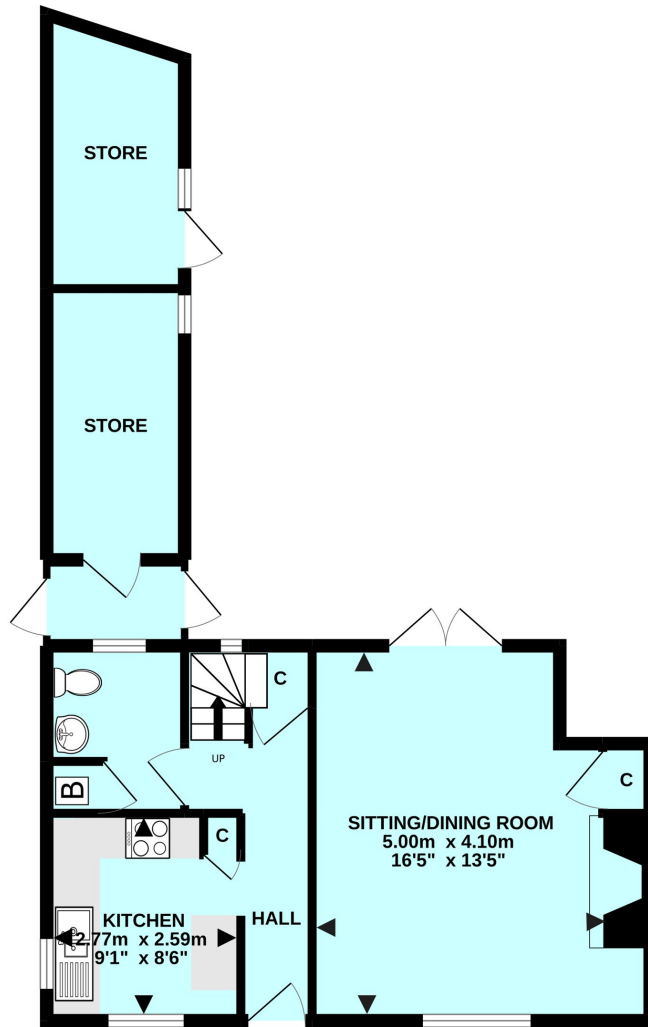
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**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
50.2 sq.m. (540 sq.ft.) approx.

1ST FLOOR
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA : 84.2 sq.m. (907 sq.ft.) approx.
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Description

A well presented 3 bedroom semi-detached cottage with two outbuildings, rear garden and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Well Presented Throughout
- Close to West Somerset Railway
- No Onward Chain

A renovated and well presented three-bedroom semi-detached cottage situated close to the West Somerset Railway Line and nearby amenities with No Onward Chain.

The accommodation in brief comprises; part glazed composite door into Entrance Hall; squared archway into; Kitchen; with a double aspect, cream kitchen cupboards and drawers under a wood effect worktop with inset one and half bowl sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven with four ring induction hob, extractor fan over, space for under counter fridge. Sitting Room; with double aspect, exposed local stone chimney breast with beam over, slate hearth (formerly sited a wood burner), TV point, French doors to rear garden and built in alcove cupboard. Rear Hall; with cupboard under the stairs. Door into Ground Floor WC; with low level WC, pedestal wash basin, shaver point, boiler cupboard housing Ideal Logic Combi Boiler.

Stairs to the First Floor Landing. Bedroom 1; aspect to the front and built-in wardrobe. Bedroom 2; aspect to front. Bedroom 3; aspect to rear. Family Bathroom; with white suite comprising P-shaped bath with multi-board surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit with tiled splashback, heated towel rail, hatch to roof space.



OUTSIDE: The property benefits from side pedestrian access leading to an enclosed and very private courtyard garden with covered seating area and two outhouses, formerly used as workshops and both with power and lighting. One also has space and plumbing for a washing machine. The Garden borders the Lower Stream.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

Parking: There is no off road parking available at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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. Photographs taken and details prepared January 2025. 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.



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