



## Tower Hill

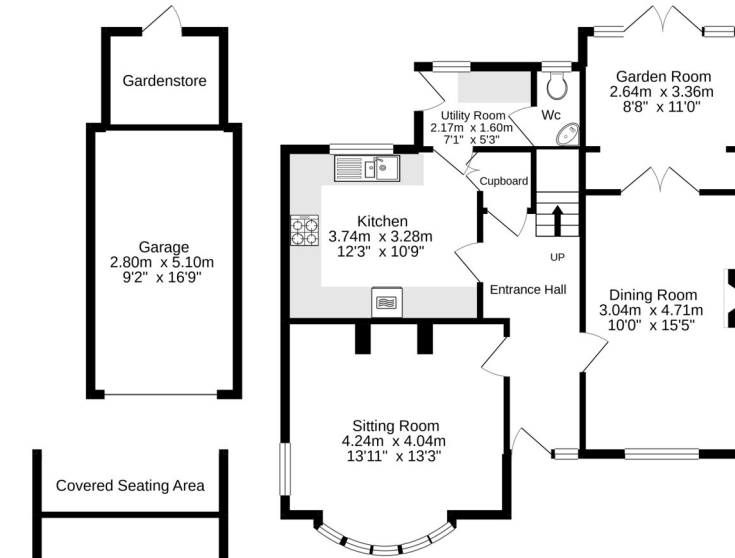
Williton, TA4 4NU  
£495,000 Freehold

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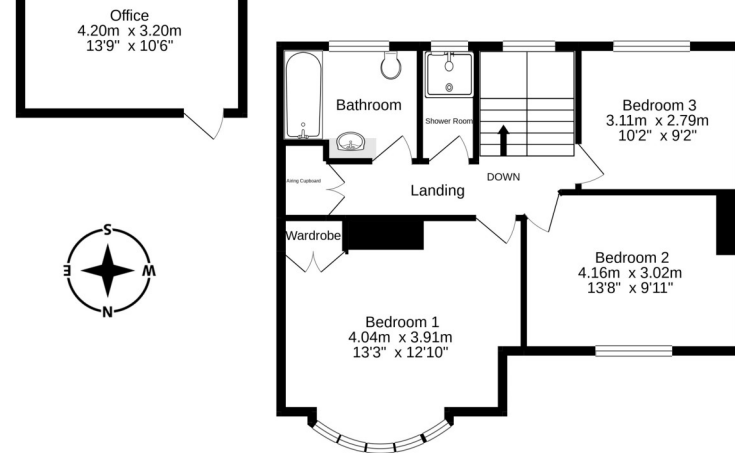
Wilkie May  
& Tuckwood

# Floor Plan

Ground floor  
113.1 sq.m. (1217 sq.ft.) approx.



1st floor  
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA : 169.6 sq.m. (1825 sq.ft.) approx.

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# Description

An immaculately presented and spacious 3 double bedroom semi-detached home, situated in a prominent and sought after position in the village of Williton with views over The Bristol Channel and towards the Welsh coastline.

- Semi-detached
- Office
- 3 Double Bedrooms
- Spacious Accommodation
- Popular Village Location
- South Facing Gardens

This 1930's semi-detached home is of traditional construction with rendered elevations under a tiled roof (composite slate tiles on Garden Room and Utility Room), the property has potential to be extended subject to any necessary permissions. Benefitting from a south facing and well-tended garden, gas fired central heating, period features, uPVC double glazing, garage and off road parking for many vehicles.

## THE ACCOMMODATION COMPRISES IN BRIEF:

Front door with stain glass panes into; Entrance Hall with stairs rising to the first floor, telephone point and understairs cupboard with hanging rail; Dining Room with an aspect to the front, fire place with tiled hearth and glass paned doors into; Garden Room with an aspect to the rear and double uPVC doors leading to the south facing rear garden; Living Room with a double aspect including bay window to the front, Villager woodburning stove with slate hearth and TV point; Kitchen comprising a range of solid oak wall and base units under a rolled edge granite effect worktop with metro tile splash backs, inset stainless steel 1 ½ bowl sink and drainer with hot and cold mixer tap over and separate filtered water tap, integrated eye level BOSCH oven, integrated gas hob with extractor fan over, freestanding BOSCH dishwasher, space for under counter fridge, space for under counter freezer with an aspect to the rear garden; Utility Room with a fitted base unit, space and plumbing for washing machine, space and venting for tumble dryer; Downstairs WC comprising corner hand basin with hot and cold mixer tap over and low level WC.

**AGENTS NOTE:** Photographs taken in June 2022.

To the first floor: Landing with airing cupboard comprising slatted shelving and immersion heater, access to loft hatch, the loft is part boarded with a light and ladder, there is also potential to extend into the loft space subject to necessary permissions; Bedroom 1 with a bay window and views over The Bristol Channel towards the Welsh Coastline, built in storage cupboard; Bedroom 2 also with a view over The Bristol Channel and towards the Welsh Coastline, built in wardrobes; Bedroom 3 with an outlook over the rear garden and farmland; Shower Room comprising shower cubicle with electric shower over; Family Bathroom with part tiling and panelling, a white suite comprising low level WC, panelled bath with hot and cold taps over, wash basin with tiled splashback, hot and cold taps over inset into vanity unit.



**OUTSIDE:** The property is accessed over a tarmacadam private road into the gravel drive and parking area, there is access to the rear through timber gates which leads to further parking, garage and garden. The garage benefits from power and lighting. To the rear of the property the well-tended garden faces south and is bordered with mature hedges and fencing with shrub and flower beds, the majority is laid to lawn with multiple patio seating areas and raised vegetable beds. A pathway leads through the garden to an orchard which could be utilised in multiple ways, a storage shed and a 6ft timber gate which leads onto a private path with links to nearby footpaths. The orchard also benefits from a variety of fruit trees comprising a Katy Apple Tree, Damson, Victoria plum, Orleans Apple Tree and a Pitmaston Pineapple Russet (Heirloom Apple). There are a total of 5 sheds and a log store included in the sale as well as a fully insulated Lodge which is currently used as a guest room, but could also be used as an office. The Lodge has power, TV point, uPVC double glazing as well as a storage area and could be utilised in many ways.



#### 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:** D

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 March 2023. 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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