

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



42 Tower Hill

Williton, Taunton, Somerset, TA4 4NU



An imposing and substantial detached family home, situated in a prominent and favoured location within the popular village of Williton with easy access to the Quantock Hills and the coast.

The property comprises a detached 1930s family home that has been occupied by the current owners for over 40 years and has been well maintained throughout their tenure. The property is of traditional brick construction with roughcast rendered elevations under a recently cleaned and improved tiled roof with the benefit of uPVC double glazing, gas central heating and solar panels with battery storage. The accommodation will be found in good order throughout with many original features being maintained and in total offers over 2,000sqft of accommodation over two floors. The gardens are generous enjoying a south facing aspect, and there is off road parking for many vehicles and will easily accommodate caravans and motorhomes.

ACCOMMODATION



The accommodation comprises in brief; original timber door into **Entrance Porch**; with attractive tiled floor. Door into **Downstairs WC**; with low level WC, wash hand basin. **Formal Entrance Hall**; with attractive tiled floor, understairs storage cupboard with attractive original window, telephone point. Door into **Principle Sitting Room**; with aspect to front, minster stone fireplace with inset wood burner, TV point. Door into **Garden Room**; with wood effect laminate flooring, aspect to rear, patio doors to garden, infrared heating lamp. **Dining Room**; with stripped original floorboards, aspect to rear, serving hatch to kitchen. **Rear Hall**; leading to **Side Porch**; with quarry tiled floor and door to side driveway.

Kitchen/Dining Room; with double aspect and glazed door to garden, recently re-fitted modern kitchen comprising an excellent range of high gloss grey cupboards under a granite worktop with matching upstands, inset double sink with mixer tap over, Rangemaster gas oven, with extractor hood over, integrated dishwasher, integrated washing machine, integrated full size fridge, boiler cupboard housing Glow-worm combi boiler for central heating and hot water with adjacent linen cupboard, large walk in pantry with crittall window. Stairs to **First Floor Landing** with attractive three piece side window to the half landing with views to the Quantock Hills. **Landing**; with substantial hatch to loft space with large open loft



space, possibly suitable for further conversation subject of course to the necessary planning constraints if desired. **Principle En-Suite Bedroom**, which was a later addition over the kitchen; with aspect to rear overlooking the gardens and adjoining farmland, built in wardrobes. Door into **En-Suite Bathroom**; with white suite comprising panelled jacuzzi bath, tiled surround, low level WC, pedestal wash basin, shower cubicle with thermostatic mixer shower over, shaver point. **Bedroom 2**; with double

aspect, built in wardrobes, far reaching views over the surround countryside and in the distance to the Bristol Channel and Weston-super-Mare. **Bedroom 3**; with aspect to rear and built in wardrobes with sliding doors and wash basin within. **Bedroom 4**; aspect to front, again enjoying views to match bedroom 2 with recessed built in wardrobes. **Family Bathroom**; white suite comprising panelled bath, tiled surround, electric Mira Sport shower over, low level WC, pedestal wash basin, shaver point.



OUTSIDE

The property affords off road parking for a good number of vehicles with a 5-bar timber gate leading to the reconstructed modern Garage; with up and over door, power and lighting. Within the garden there is a Studio/Office; with glazed sliding patio doors and double glazed windows, insulation, telephone point, power and lighting and a further two timber sheds with one of these benefiting from insulation and power supply. The rear gardens are substantial and principally laid to lawn enjoying a direct South facing aspect with a heritage planted rose bed, raised timber vegetable beds and the gardens are flanked by an established hedged boundary on each side. As noted earlier in the details, the property benefits from solar panels with a recently installed battery storage system and the solar panels are owned by our client and benefit from the higher rate feed in tariff, further details are available from the agent.

ACCOMMODATION

Entrance Porch
 Downstairs WC
 Entrance Hall
 Sitting Room
 Garden Room
 Dining Room
 Kitchen/Dining Room
 Rear Hall
 Side Porch
 Stairs to First Floor Landing
 En-Suite Principle Bedroom
 Bedroom 2
 Bedroom 3
 Bedroom 4
 Family Bathroom
 Garage
 Studio/Office
 Gardens & Parking.

GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

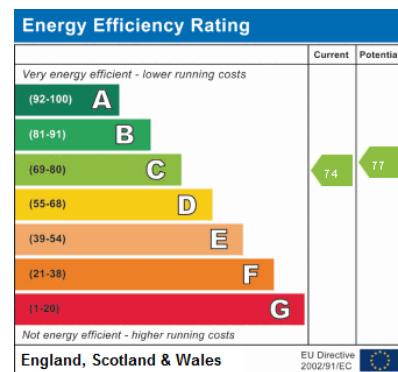
Council Tax Band: F

Parking: There is ample off road parking 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

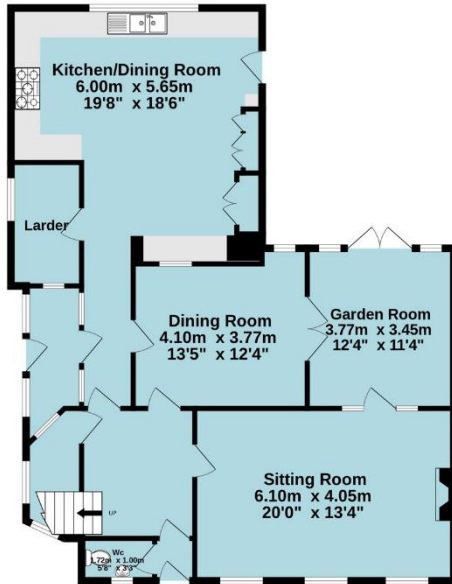
Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

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

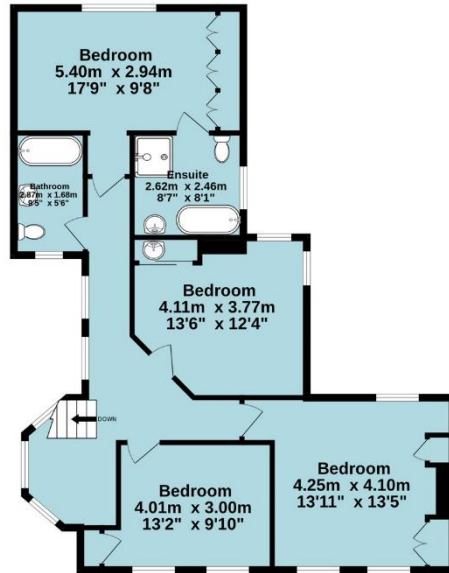


FLOORPLAN

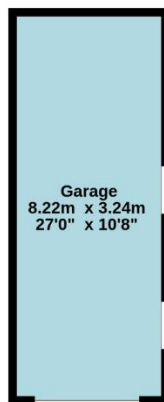
Ground Floor
106.9 sq.m. (1133 sq.ft.) approx.



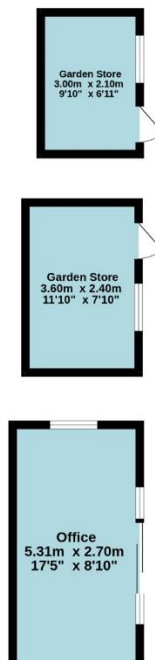
1st Floor
87.4 sq.m. (941 sq.ft.) approx.



Garage
28.6 sq.m. (287 sq.ft.) approx.



Outbuildings
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 253.2 sq.m. (2726 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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42 Tower Hill

Williton, Taunton, Somerset, TA4 4NU

PRICE: £625,000



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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.

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— PROPERTIES BY —
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