

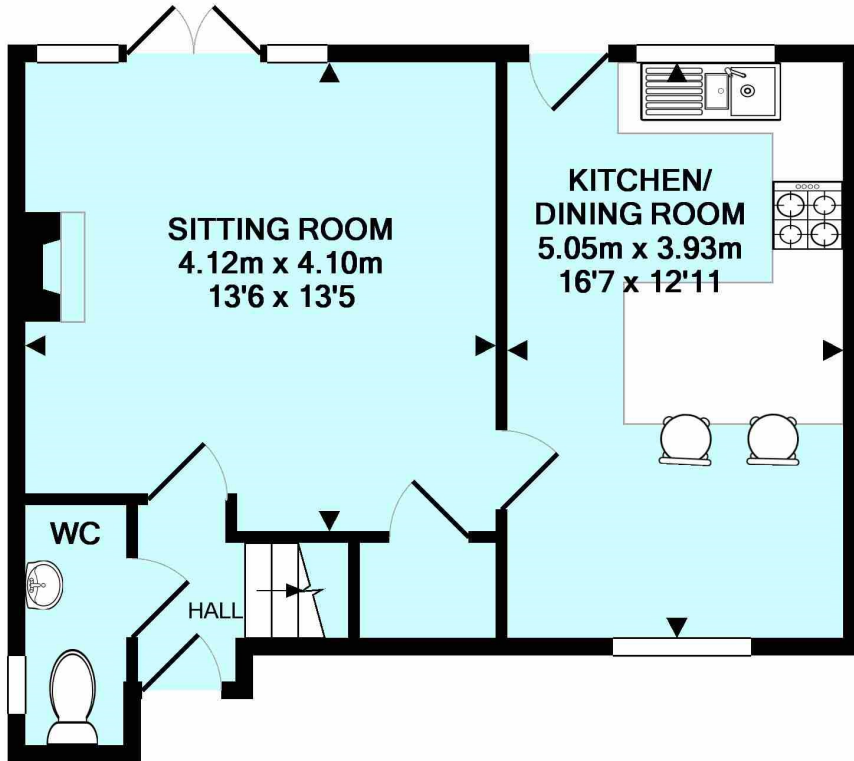


Shutgate Meadow,
Williton, TA4 4TJ.
£265,000 Freehold

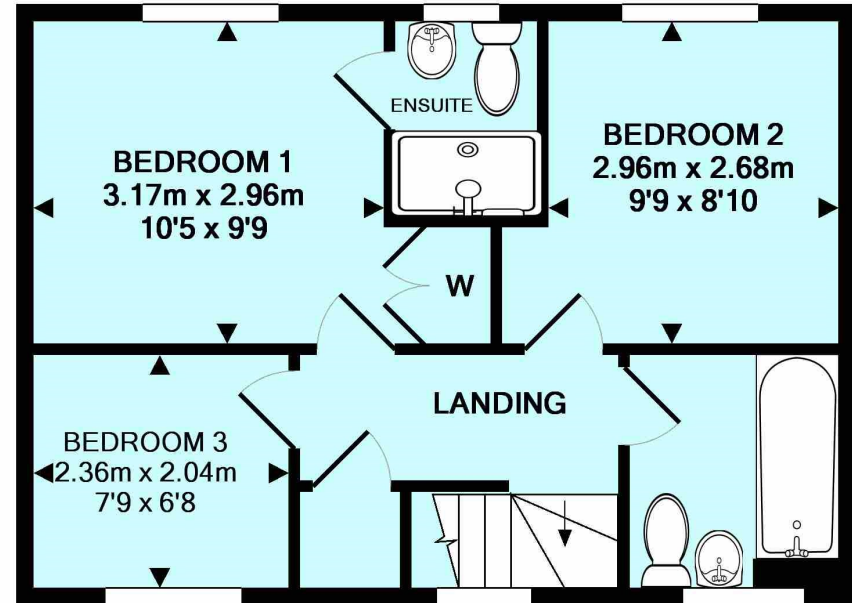
			
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)
TOTAL APPROX. FLOOR AREA 72.2 SQ.M. (777 SQ.FT.)

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Description

A well presented three bedroom modern terraced house, situated on a sought after development within walking distance of the village centre and its amenities. No Onward Chain.

- Terraced
- 3 Bedrooms
- Close to Amenities
- Garage & Off Road Parking
- No Onward Chain

Built by well-respected local developers Summerfield Homes, this house comes to the market having been in the same ownership since it was built. The property will be found in excellent order throughout and is built of traditional brick and block construction, with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating, an En-Suite Master Bedroom, private Gardens and a Garage.

The accommodation in brief comprises; Entrance Hall with burglar alarm pad, door into downstairs WC with WC, wash hand basin with tiled splashback and window to the side. Living Room; has French doors to the sunny rear garden, TV point, telephone point and cupboard under the stairs, door leading to the Kitchen/Dining Room with part tiled floor, room for a dining table, good range of kitchen cupboards and drawers with inset stainless steel sink and drainer, tiled splashbacks, gas Stoves oven with 4 ring electric hob and extractor fan over, space for an under counter fridge, space and plumbing for a washing machine, telephone point and door to rear garden. To the first floor: Landing with airing cupboard and shelving housing the Valliant Combi Boiler door into En-Suite Bedroom, TV point, built in double wardrobe, far reaching views; En-Suite Shower Room with large shower cubicle and mixer shower over, WC, wash hand basin with tiled splashback, light and shaver point over; Bedroom 2 which enjoys a pleasant aspect to the rear and Bedroom 3 has an aspect to the front. The Bathroom is equipped with a white suite comprising panelled bath, WC, wash basin with tiled splashback, shaver point and extractor fan.



OUTSIDE: To the rear of the property there is a fully enclosed sunny rear garden enjoying a south westerly aspect, with good sized paved seating area and the remainder laid to lawn. A personal gate at the rear leads to the Garage and covered car port.



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: C

Parking: There is off road parking and a garage 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

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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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