



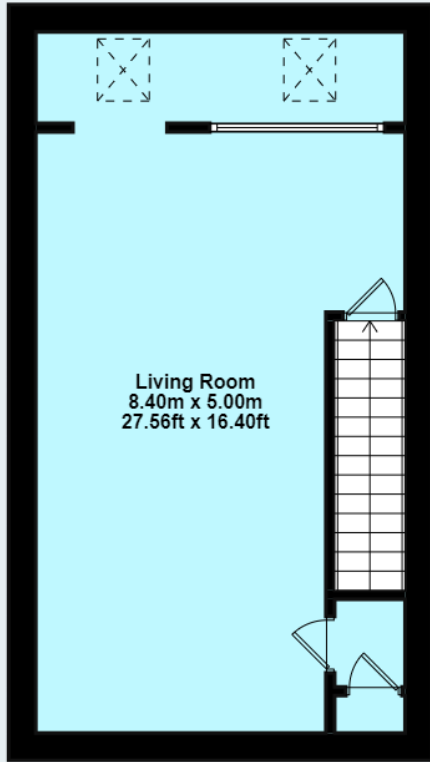
**Sir Gilbert Scott Court,**  
Williton, TA4 4RH.  
£299,950 Freehold

			
4	2	2	EPC

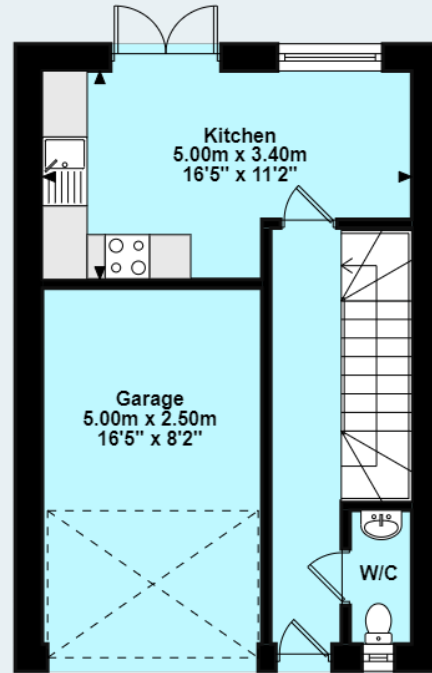
**Wilkie May  
& Tuckwood**

# Floor Plan

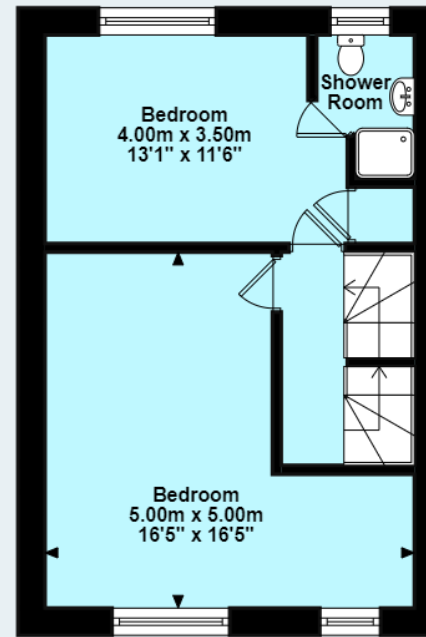
Lower Ground Floor



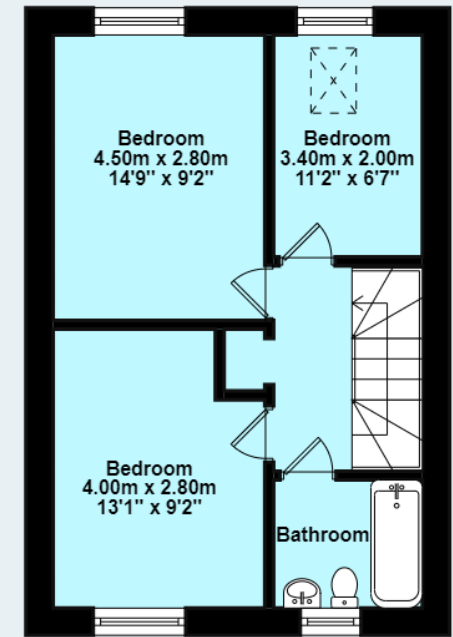
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:  
126.40sqm (1361sqft) Approx.

# Description

A modern, four bedroom, two reception three storey townhouse with 1800 sq ft of accommodation with No Onward Chain.

- Terraced
- 4 Bedrooms
- Immaculate Throughout
- 2 Living Rooms
- No Onward Chain

Constructed by SEC Properties Ltd, is this spacious four-bedroom terraced townhouse, located on the edge of the popular village of Williton. The property will be found in good decorative order throughout and benefits from flexible accommodation over three floors, to include two reception rooms, an En-Suite Bedroom, Garage and Parking. The house is built of traditional block construction with K rendered elevations under a tiled roof with the benefit of double glazing, gas central heating and No Onward Chain.

The accommodation in brief comprises; The accommodation in brief comprises; part glazed composite door into Entrance Hall; with tiled floor. Door into downstairs WC with tiled floor, low level WC, pedestal wash basin. Door into Kitchen/Breakfast Room; with tiled floor, cream coloured kitchen cupboards and drawers under a squared edge granite effect work top with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric double oven, five ring gas hob and extractor hood over, space and plumbing for washing machine, integrated dishwasher, cupboard housing Ferrolli gas fired boiler. Double glazed patio door to rear garden. Stairs to lower ground floor from Entrance Hall with storage cupboard and fitted shelving. Door into large open plan Living Room; with wood effect vinyl flooring, under stairs storage cupboard and further living space with two lantern style roof lights. Stairs to first floor with door into En-Suite Bedroom One; with aspect to the rear, telephone point, TV point, door into En-Suite Shower Room; shower cubicle with tiled surround, electric Mira Sport shower over, low level WC, pedestal wash basin, light and shaver point.

Door into L-shaped Living Room or further Bedroom; with aspect to front, TV point, Telephone point. Stairs to second floor landing with airing cupboard housing hot water cylinder with immersion switch. Bedroom Two; with aspect to rear, telephone point and hatch to roof space. Bedroom Three; with aspect to front, with TV point, Telephone point. Bedroom Four; aspect to rear, TV point, conservation style Velux window. Family Bathroom; with tiled floor, white suite comprising panelled bath with thermostatic mixer shower over, tiled surrounds, low level WC, pedestal wash basin, heated towel rail, shaver point, conservation style Velux window.



**OUTSIDE:** The property has one off road parking space and a Garage with up and over door with power and lighting. To the rear of the property there is a private courtyard garden, laid to pathing and composite decking with pedestrian gated access.



#### 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

**Parking:** There is 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](https://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](https://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](https://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 July 2024. 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:

<sup>8</sup> 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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