

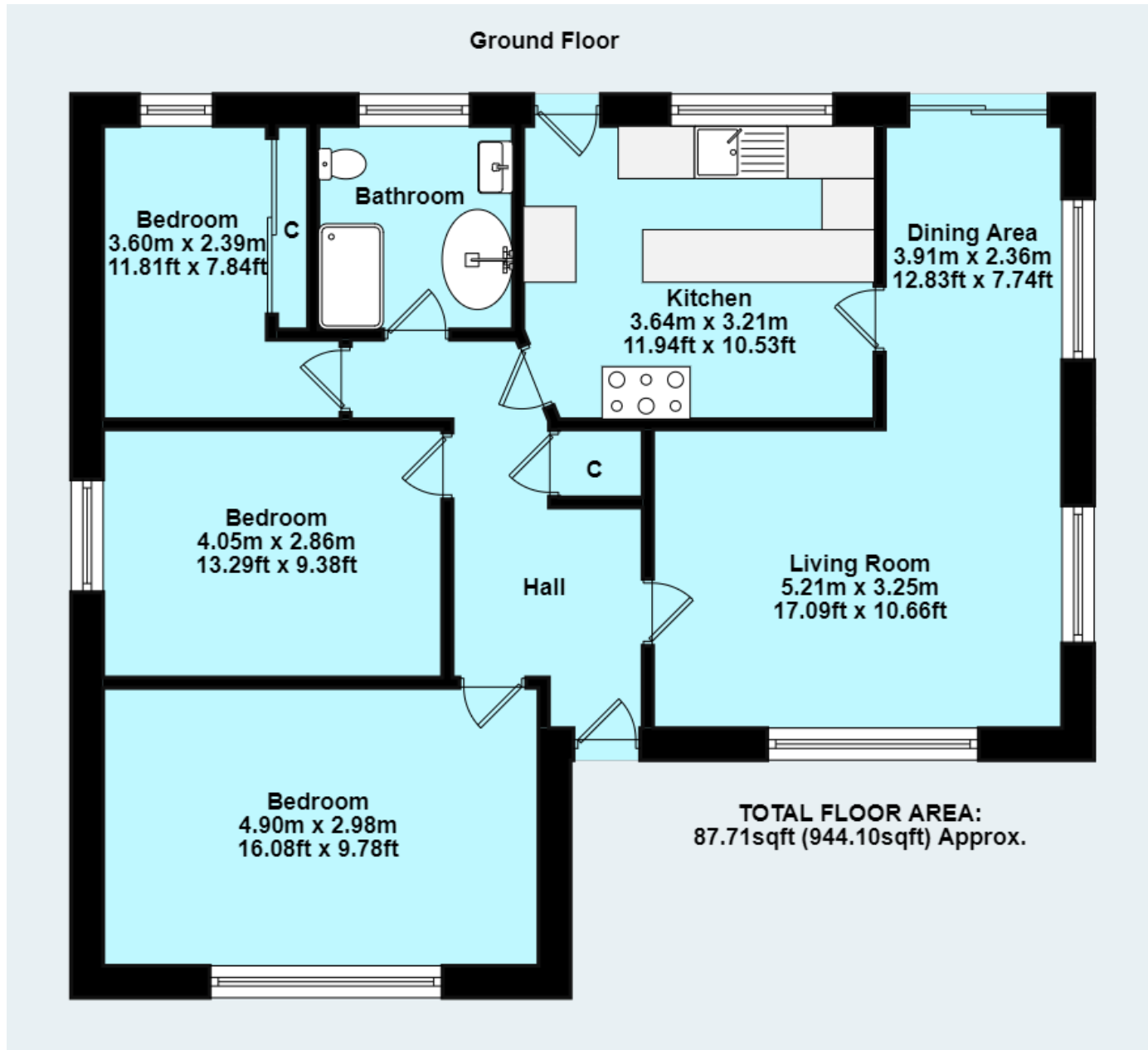


Butts Close,
Williton, TA4 4SB
£350,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Description

A well presented and spacious three bedroom detached bungalow situated in a sought after cul-de-sac on the edge of the village of Williton.

- Detached Bungalow
- 3 Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Viewings Advised

The property comprises a detached bungalow of traditional brick and block construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The bungalow is one of just 14 in the cul-de-sac that were all sold off originally as self build plots and the accommodation has been upgraded and modernised throughout. Viewings advised.

The accommodation in brief comprises; part glazed uPVC door into spacious Entrance Hall; oak engineered solid wood flooring, storage cupboard, door into L Shaped Living Room/ Dining Room; with triple aspect and sliding patio doors to the rear garden, door into the Kitchen; with an aspect to the rear, a good range of Beech fitted cupboards and drawers under a solid oak worktop with double stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for gas range oven (included) with extractor hood over, space for under counter fridge, space for under counter freezer, hatch to roof space with loft ladder. Bedroom 1; with an aspect the front. Bedroom 2; with an aspect the side. Bedroom 3; with an aspect to the rear, fitted double wardrobe with sliding doors. Family Bathroom; with a four piece white suite comprising a rolled top bath with claw feet and shower attachment over, large low level walk in shower cubicle with tiled surrounds and electric Mira shower over, low level WC, wash basin inset into vanity unit.



OUTSIDE: The bungalow has off road parking for two vehicles with direct access to the generous Garage with manual roller up and over door. The Garage has power, lighting, a water supply, a personal door to the garden and potential to create a utility room if desired. To the front of the bungalow there is an easily maintained gravelled garden with planted beds in a cottage style. To the rear of the bungalow there is an enclosed garden enjoying a good degree of privacy, with a covered paved seating area incorporating plumbing for a washing machine. The remainder of the garden is laid to lawn with a small pond, garden store, fenced vegetable patch and includes a shed and greenhouse.



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

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 August 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:

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.