

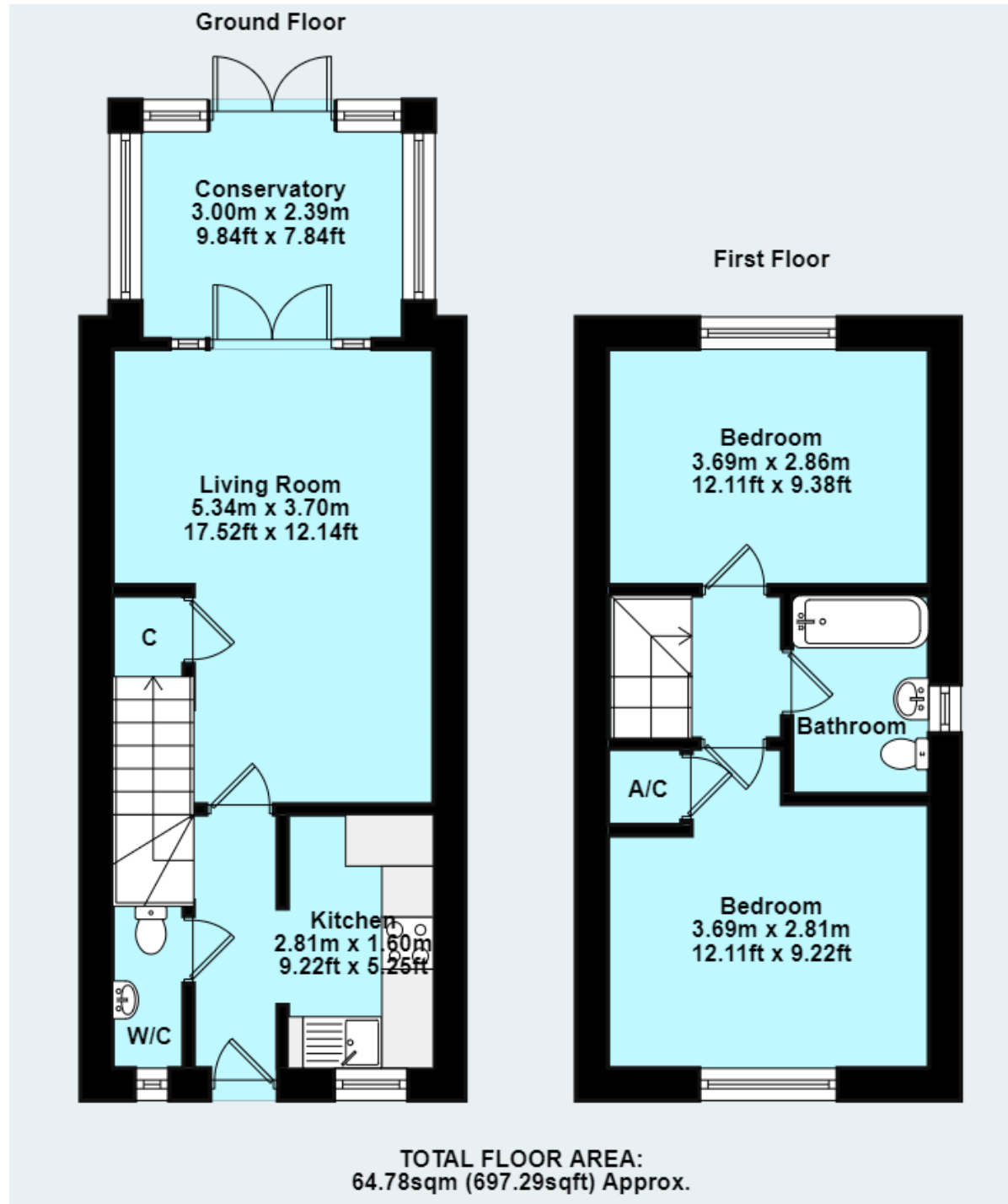


Shutgate Meadow,
Williton, TA4 4TJ
£245,000 Freehold

			
2	2	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A well presented two bedroom semi detached house, with Garage and private gardens, situated in a popular location just off the village centre.

- Semi-Detached
- 2 Bedrooms
- Close to Village Centre
- Good Order Throughout
- Garage & Off Road Parking

The property comprises a two bedroom semi detached house, of traditional block and local Capton stone construction, with rendered elevations under a slate roof, with the benefit of full uPVC double glazing and gas central heating. The house will be found in good order throughout and will appeal to investors and those seeking a home close to a village centre with good amenities.

The accommodation in brief comprises; Part glazed door into Entrance Hall; tiled floor. Door into Downstairs WC; with tiled floor, low level WC, pedestal wash basin. Kitchen; with aspect to front, tiled floor, range of wood effect fitted cupboards and drawers under a granite effect rolled edge worktop with tiled splashbacks, and inset stainless steel sink and drainer, mixer tap over, fitted electric oven with five ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a tall fridge/freezer. Living Room/Dining Room; aspect to rear, under stairs storage cupboard, ample room for dining table, french doors to Conservatory; with a tiled floor, power points, french doors to the Garden. Stairs to the first floor from the Entrance Hall; Landing with hatch to roof space. Bedroom 1; aspect to rear, with an outlook over the adjoining arable farmland, built in double wardrobe. Bedroom 2; aspect to front, with a large built in boiler cupboard with a Baxi combi boiler for central heating and hot water. Family Bathroom; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point.



OUTSIDE: The house has off road parking for two vehicles with access into the Garage; with electric up and over door, power and lighting, personal door to the garden. The rear garden enjoys a good degree of privacy being laid mainly to lawn with a central pond. Just off of the Conservatory is a paved seating area, and to the back of the garden, there is a greenhouse and metal shed that will be included in the sale.

AGENTS NOTE: This property is subject to a private estate management charge, with the company being run by the residents. The annual charge is £60.00 per annum.



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

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 September 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.



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