



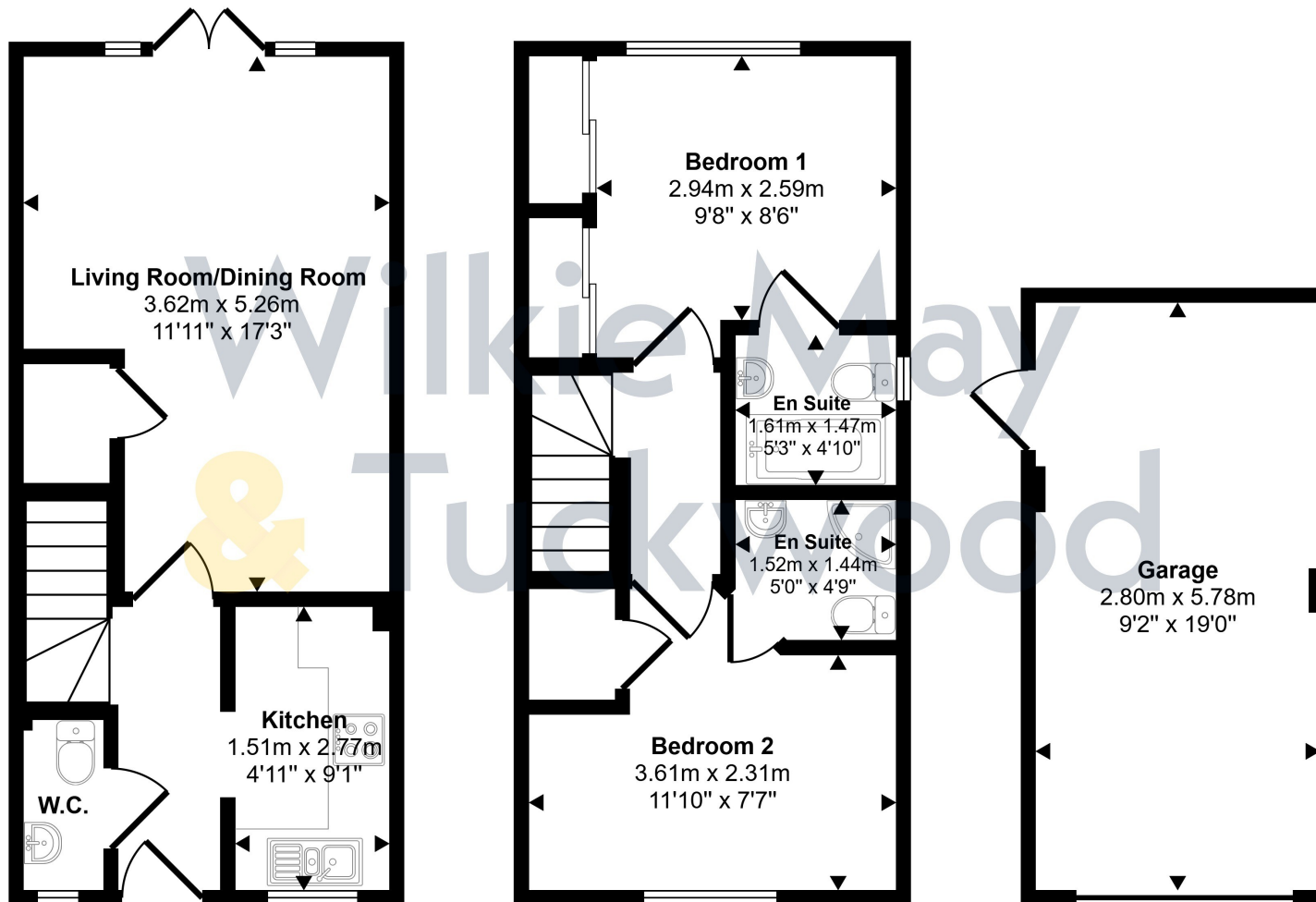
Shutgate Meadow,
Williton, TA4 4TJ.
£225,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft

First Floor
Approx 30 sq m / 320 sq ft

Garage
Approx 16 sq m / 174 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A beautifully presented two-bedroom, two en-suite semi detached modern house, with Garage and gardens, situated within easy walking distance of the village and its amenities.

- Semi-Detached
- 2 Bedrooms
- Well Presented Throughout
- Garage & Parking
- Ideal First Time Buy

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 recently has had a new kitchen fitted, and there is a useful log cabin/home office in the Garden. The property offers two en-suite bedrooms, and would appeal to first time buyers.

The accommodation in brief comprises; Part glazed door into Entrance Hall; wood effect laminate flooring. Door into Downstairs WC; low level WC, pedestal wash basin. Kitchen; with aspect to front, range of modern shaker style 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 four ring gas hob and extractor hood over, space and plumbing for a dishwasher, 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 the rear garden. Stairs to the first floor from the Entrance Hall; Landing with hatch to roof space. En-Suite Bedroom 1; aspect to rear, built in double wardrobes, door into En-suite Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin. En-Suite Bedroom 2; aspect to front, with a large built in boiler cupboard with a Glow Worm combi boiler for central heating and hot water. En-Suite Shower Room; with a white suite comprising a corner shower cubicle with a tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.



OUTSIDE: The house has off road parking with access into the Garage; with up and over door, power and lighting, personal door to the garden, space and plumbing for a washing machine, space for further white goods. The rear garden enjoys a good degree of privacy being laid mainly to lawn planted borders. Within the garden there is a 14ft x 8ft log cabin/home office with power and lighting.



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: B

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

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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.