



**Catwell,**  
Williton, TA4 4PF.  
£315,000 Freehold

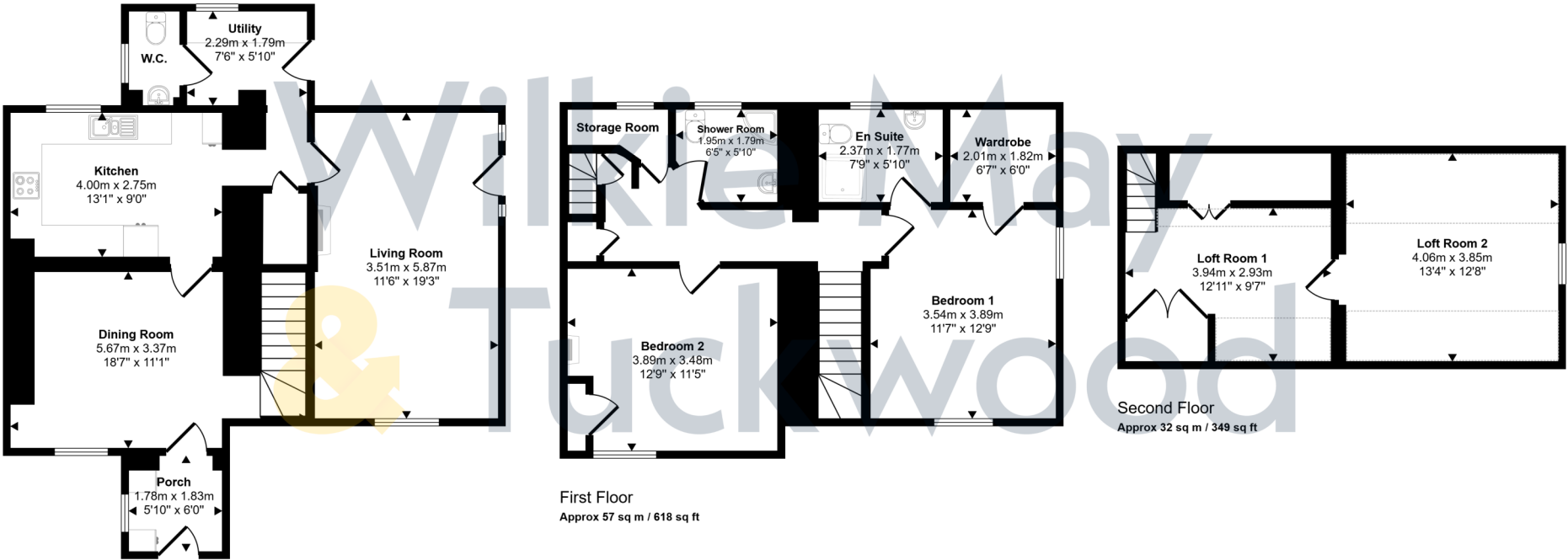


**Wilkie May  
& Tuckwood**



# Floor Plan

Approx Gross Internal Area  
157 sq m / 1688 sq ft



Ground Floor  
Approx 67 sq m / 721 sq ft

Denotes head height below 1.5m

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

An extended end of terrace two bedroom (one En-Suite) cottage, situated in a private tucked away position just a few minutes walk from the village centre with No Onward Chain and views to the Quantock Hills.



- End Of Terrace Cottage
- 2 Bedrooms (One En-Suite)
- Spacious Throughout
- Far Reaching Views
- No Onward Chain

The property comprises an end of terrace cottage of original stone construction with a later modern two storey extension, under a slate roof with the benefit of full uPVC double glazing and gas central heating. The property offers plenty of space, with potential to convert the loft rooms into a further accommodation if required, subject of course to planning permission. There is off road parking for two vehicles, a good sized garden and viewings are advised to appreciate.

The accommodation in brief comprises; Part glazed composite door into Entrance Porch; with tiled floor, fitted storage cupboards, door into Dining Room; with aspect to front, feature reclaimed stone fireplace with tiled hearth, recessed storage, part panelled walls. Kitchen; with aspect to rear, an excellent range of grey coloured cupboards and drawers under a wood effect laminate worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, electric Neff oven, four ring gas hob with extractor fan over, integrated dishwasher, space for tall fridge/freezer, archway into rear hall with door to outside and door into



Utility Room; worktop to match the kitchen with tiled splashback, space and plumbing for a washing machine, space for further white goods, wall mounted Vaillant combi boiler for central heating and hot water, door into Downstairs WC; with low level WC, tiled floor and part tiled walls, wash basin with mixer tap over. Sitting Room; with a double aspect, door to garden, feature fireplace with sandstone surrounds, a reclaimed beam over and a tiled hearth. Stairs from the Dining Room lead to the first floor Landing; with storage cupboard, secondary spacious linen cupboard.

En-Suite Bedroom 1; with double aspect, far reaching views to the Quantock Hills, walk in dressing room, En-Suite Shower Room; with tiled floor, corner shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Bedroom 2; aspect to front, feature Victorian fireplace, built in wardrobe, telephone point, views. Shower Room; with corner shower cubicle, tiled walls, electric Mira sport shower over, wash basin inset into vanity unit, low level WC, heated towel rail. Loft Room; with built in storage cupboard, double glazed leaded light window into secondary loft space offering further potential for conversion.





**OUTSIDE:** the property has off road parking for two vehicles via gravelled hardstanding. There is potential to build a Garage subject to planning permission, or create further off road parking if required in the walled patio/terrace area to the side of the cottage. The remainder of the gardens are a good size and laid to soil and vegetable beds with a stream at the bottom.



#### 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 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)

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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.