



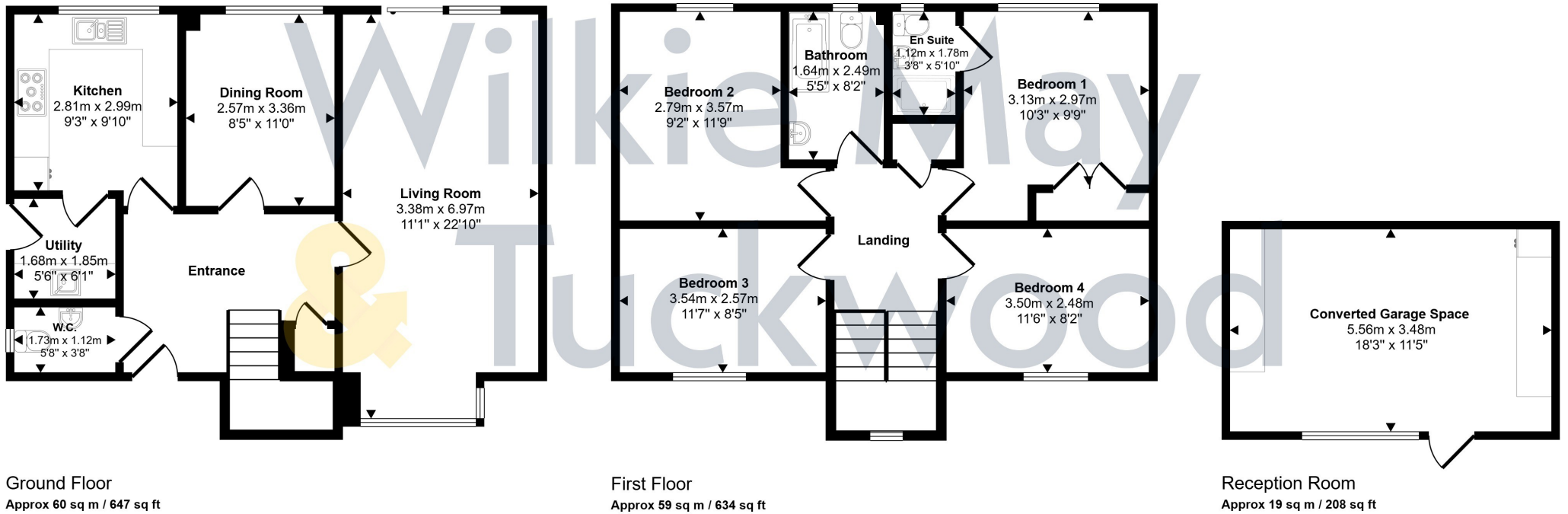
**Shutgate Meadow,**  
Williton, TA4 4TJ  
£490,000 Freehold

			
4	2	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
138 sq m / 1490 sq ft



Ground Floor  
Approx 60 sq m / 647 sq ft

First Floor  
Approx 59 sq m / 634 sq ft

Reception Room  
Approx 19 sq m / 208 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 superbly presented detached four bedroom family home arguably occupying the best plot on this small and favoured development just off the centre of the village of Williton.

- Detached
- 4 Bedrooms
- Well Presented Throughout
- Close to Amenities
- Garage & Parking

The property comprises a detached house of traditional brick and block construction with rendered elevations under a slate roof, with the benefit of full uPVC double glazing, gas central heating, a converted Garage suitable for an office or similar use, an electric car charging plot and a generous West facing rear garden. The house will be found in immaculate order throughout and must be viewed to appreciate.

The accommodation in brief comprises Part glazed composite door into spacious hallway, with wood effect laminate flooring, under stairs storage, burglar alarm pad. Downstairs WC; wood effect laminate flooring, low level WC, built in cupboards, vanity unit with inset wash basin. Kitchen; with wood effect laminate flooring, aspect to rear, a refitted kitchen comprising a good range of coloured shaker style cupboards and drawers under a concrete effect squared edge worktop with splashbacks, inset one and half bowl sink drainer, mixer tap over, five ring gas hob with extractor hob over, eye level electric double oven, integrated dishwasher, under counter fridge, under counter freezer, door into Utility Room; with wood effect laminate flooring, units to match the kitchen with inset circular stainless steel sink, mixer tap over, Baxi gas fired boiler, space and plumbing for a washing machine. Dining Room; with aspect to rear, wood effect laminate flooring. Living Room; with double aspect, wood effect laminate flooring, sliding patio doors to the garden. Stairs to first floor with oak engineered flooring. Landing with hatch to roof space with light and boarding, airing cupboard housing modern cylinder with immersion switch and wood slat shelving. En-Suite Bedroom 1; with aspect to rear, built in double wardrobe, far reaching views to the

Brendon Hills and over the surrounding farmland, door into En-Suite Shower Room; with modern suite comprising a shower cubicle with multi panel surrounds, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Bedroom 2; aspect to rear. Bedroom 3; aspect to front with far reaching views to the Quantock Hills. Bedroom 4; with aspect to front and views again to the Quantock Hills. Family Bathroom; with white suite comprising panelled bath, tiled surround, mixer shower attachment, low level WC, wash basin, heated towel rail, light and shaver point.



**OUTSIDE:** To the front of the property there is a generous level established garden laid to lawn with established hedging. In front of the Garage there is a block paved driveway with off road parking for two vehicles and an electric car charging point. A personal gate leads to the very private rear West facing garden, which again is laid mainly to lawn with a patio seating area, and has an electric awning, shed, greenhouse and access to the Garage; (this Garage was used as the sales office for the development and as such remains converted). With wood effect laminate flooring, high gloss cream coloured cupboards and drawers under a granite effect worktop with ample power points, false garage door, hatch to roof space.



#### 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:** E

**Parking:** There is off road parking and a garage at this property.

**Agents Note – Estate Management Charge :** 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.

**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 March 2025. 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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