

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Tower Hill

Williton, Taunton, TA4 4JR

PRICE: £575,000





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A substantial detached three bedroom family home, situated in large gardens with far reaching views and ample room to extend.

The property comprises a 1920s detached house of traditional brick construction with rendered elevations under a tiled roof with the benefit of timber framed double glazing and gas central heating. The house is situated on a large plot in a favoured village location, with easy access to Taunton and the M5. The house has spacious accommodation and offers ample opportunity to extend if desired subject of course to planning permission.

# ACCOMMODATION



The accommodation in brief comprises: solid wooden door into spacious Entrance Hall; with pine beam detailing, under stairs storage. Living room; with triple aspect, French doors to the front garden, living flame coal effect fire inset into a Cotswold stone surround and hearth. Dining Room; with double aspect and stripped and varnished wooden flooring, open fireplace with Cotswold stone surround and hearth to match the living room, French doors to the front garden. Kitchen/Breakfast Room; with aspect to rear, original tiled floor, bespoke fitted modern shaker style kitchen comprising a range of cream shaker style cupboards and drawers and a solid granite worktop with inset sink and drainer, mixer tap over, integrated fridge/freezer, integrated dishwasher, space for range oven with extractor hood over, eye level integrated microwave oven, room for breakfast table, wall mounted Vaillant boiler, door into the Utility; with original tiled floor, space and plumbing for washing machine, basic range of modern kitchen cupboards with sink and drainer, mixer tap over. Downstairs WC; with storage cupboard wash basin and low-level WC. Door from the Kitchen into the Rear Porch; door into garden.

Stairs to 1st floor large landing, which is used by our clients for morning coffee, hatch to roof space with excellent opportunity to extend into the loft space if desired. Bedroom One; triple aspect, range of fitted wardrobes, far reaching views to the Bristol Channel. Bedroom Two; double aspect, fitted wardrobe, feature open fireplace. Bedroom Three; aspect to rear, fitted wardrobe. Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin, airing cupboard housing modern foam lagged cylinder with immersion switch.









# OUTSIDE

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A gravelled driveway with off-road parking for 3 to 4 vehicles and access to the Garage; with electric roller door, power and lighting and personal door to the garden. There is a lean to store on the garage, a detached large timber shed and further shed. The gardens are incredibly private, being laid mainly to lawn, with planted borders, there are a number of vegetable beds, and at the bottom of the garden there are far reaching views over the adjoining farmland to the Bristol Channel.





# GENERAL REMARKS AND STIPULATIONS

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, electricity are connected. Gas fired central heating. Private drainage.

**Council Tax Band:** E

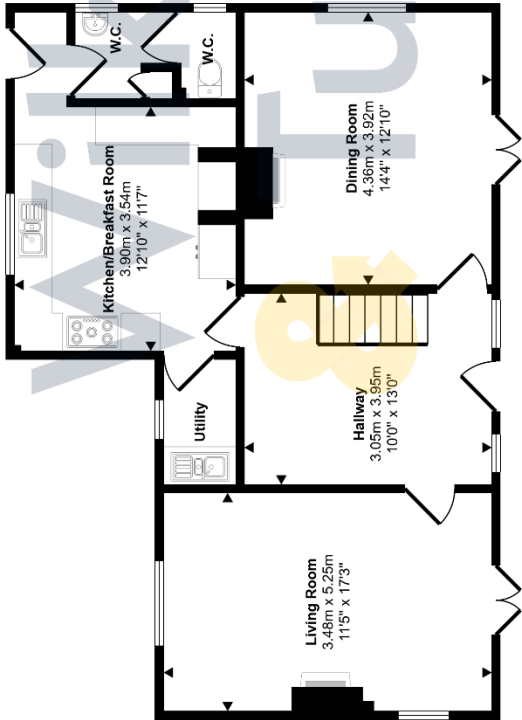
**Parking:** There is plenty of parking at this property and a Garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

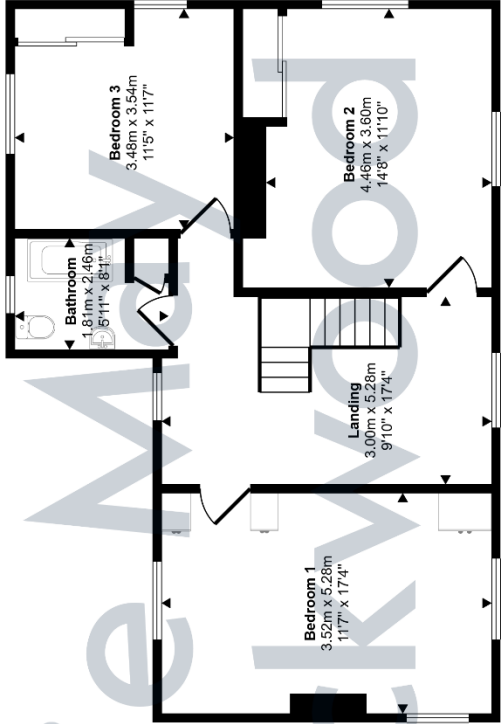


# FLOORPLAN

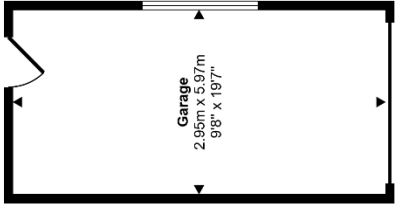
Approx Gross Internal Area  
161 sq m / 1735 sq ft



**Ground Floor**  
Approx 71 sq m / 768 sq ft



**First Floor**  
Approx 72 sq m / 777 sq ft



**Garage**  
Approx 18 sq m / 189 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.





**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 April 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 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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