

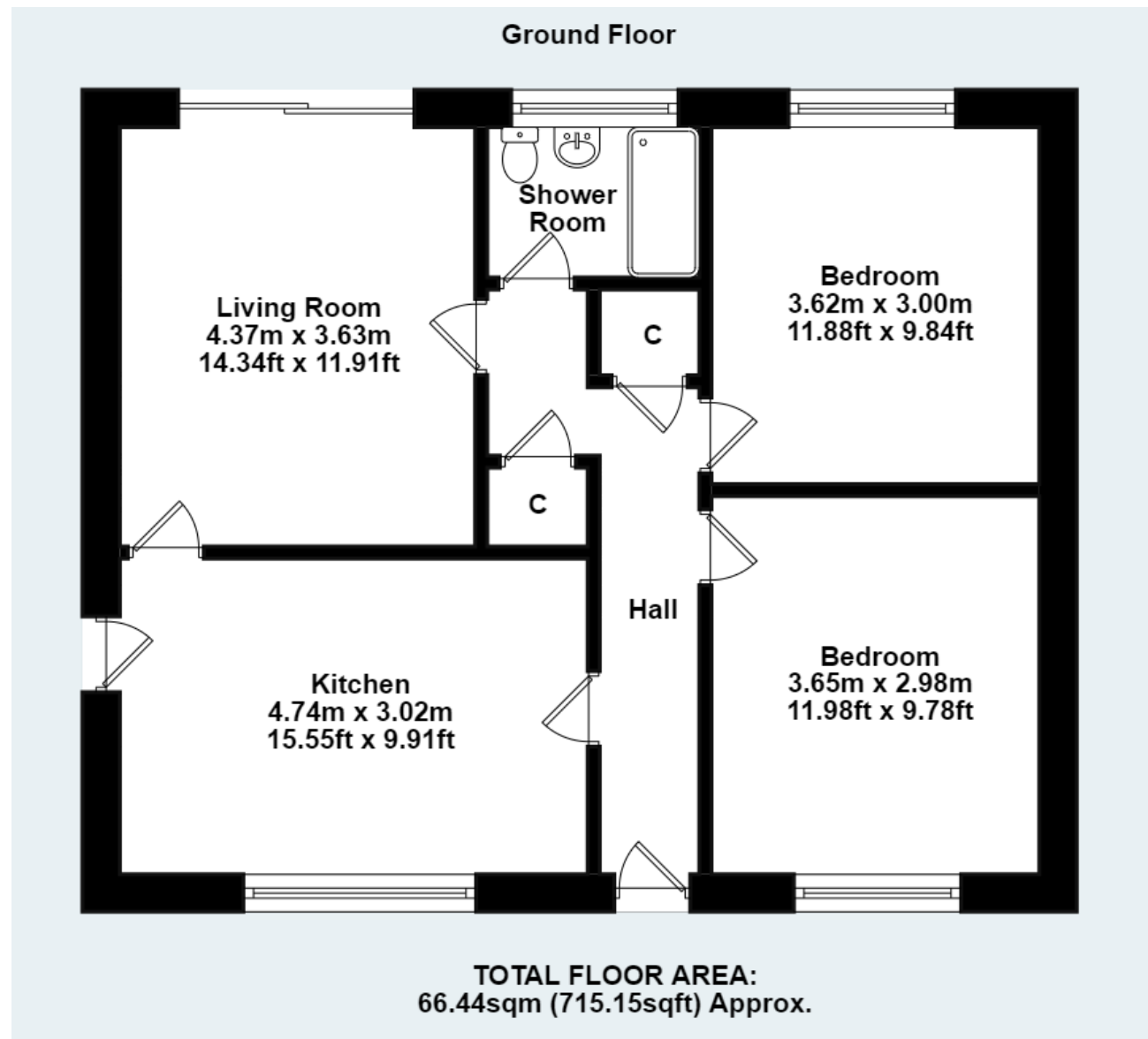


**Orchard Way,**  
Williton, TA4 4SP  
£279,950 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A spacious and well presented two bedroom semi detached bungalow, situated in a quiet cul-de-sac, with No Onward Chain.

- Semi-Detached
- 2 Bedrooms
- Cul-De-Sac
- Far Reaching Views
- No Onward Chain

The property comprises a semi-detached bungalow of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating, situated in a quiet cul-de-sac within the village of Williton. The bungalow has good sized gardens, with a south facing aspect to the rear, off road parking, a Garage and No Onward Chain.

The accommodation in brief comprises; Part glazed uPVC door into spacious Entrance Hall; with two built in storage cupboards, hatch to roof space with ladder. Kitchen/Breakfast Room; with aspect to front, good range of white coloured cupboards and drawers under a granite effect rolled edge worktop, with inset one and a half bowl stainless steel sink and drainer, with mixer tap over, fitted electric oven, 4 ring hob, space and plumbing for washing machine, space for tall fridge freezer, cupboard housing Baxi combi boiler for central heating and hot water, door to side car port. Living Room; with aspect to rear, electric pebble effect fireplace with marble effect surround, patio doors to the rear garden, TV point. Bedroom 1; with aspect to rear. Bedroom 2; with aspect to front. Shower Room; tiled floor, part tiled walls, large low level shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.



**OUTSIDE:** To the front of the property there is a good-sized driveway with off road parking for two cars, a car port and Garage with up and over door, power and lighting. Adjacent to the driveway is a lawned garden. To the rear of the bungalow there is a further garden with a south facing aspect, again laid to lawn, with a shed and summerhouse.



#### 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 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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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 May 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.