



**Tower Hill, Williton, Taunton, TA4 4NU**



**welcome to**

**44 Tower Hill, Williton, Taunton**

An elegant 1930's detached family residence enjoying fantastic far reaching views of the Bristol Channel located in a prominent position on the outskirts of the popular village of Williton. The property enjoys light & airy spacious accommodation & a superb large rear garden.



### Period Front Door

Leading to

### Entrance Hall

Double glazed window to front, radiator, fitted carpet, picture rail, ceiling coving, staircase rising to first floor landing, doors to

### Dining Room

15' 5" x 12' ( 4.70m x 3.66m )

A duel aspect room with double glazed windows to front and side, radiators, picture rail, ceiling coving, period fireplace, double doors to

### Conservatory

11' 8" max x 11' 6" max ( 3.56m max x 3.51m max )

Double glazed windows and double glazed patio doors to the rear garden, radiator, tiled floor, light and power.

### Lounge

14' 1" x 13' 1" plus bay ( 4.29m x 3.99m plus bay )

(Currently being used as a Study) Double glazed bay window to the rear overlooking the garden, fitted carpet, picture rail, ceiling coving, radiator.

### Kitchen/ Breakfast Room

20' 4" max x 9' 11" max ( 6.20m max x 3.02m max )

A duel aspect room with double glazed window to front and double glazed sliding patio door to the rear garden, tiled floor with underfloor heating, a range of cream coloured base and wall level units, worktop surfaces, inset sink unit, space and plumbing for dishwasher, space and plumbing for washing machine, Rangemaster cooker, integrated fridge freezer, ceiling coving, inset ceiling spotlights, period servant bells, door to

### Side Entrance Porch

Double glazed door to side giving access to the driveway, tiled floor, door to

### Cloakroom

Double glazed window to side, low level WC, wash hand basin, radiator, tiled floor.

### First Floor Landing

Double glazed windows to front enjoying fantastic far reaching views towards the Bristol Channel, fitted carpet, radiator, picture rail, ceiling coving, access to roof space, built in airing cupboard, doors to

### Bedroom One

19' 10" x 12' 1" max ( 6.05m x 3.68m max )

(Currently being used as a Lounge) A triple aspect with double glazed window to front enjoying far reaching views towards the Bristol channel, double glazed window to rear overlooking the garden and enjoying views over private farmland, double glazed window to side, fitted carpet, picture rail, ceiling coving, radiators.

### Bedroom Two

14' 10" max x 14' 1" ( 4.52m max x 4.29m )

Double glazed bay window to the rear overlooking the garden and enjoying views over private farmland, picture rail, ceiling coving, fitted carpet, radiator.

### Bedroom Three

10' 8" max x 10' max ( 3.25m max x 3.05m max )

Double glazed window to the rear overlooking the garden and enjoying views over private farmland, radiator, picture rail, fitted carpet, ceiling coving.

### Separate W.C.

Double glazed window to front, low level WC.

### Bathroom

Double glazed window to front, a fitted suite comprising of panelled bath, pedestal wash hand basin, shower cubicle, extractor unit, radiator, part tiled surrounds, vinyl floor, ceiling coving.

### Outside

Irregular Shaped Room x ( x )

The property is approached over a tarmac driveway offering ample off road parking and access to the side where the detached garage is located. The front garden comprises of laid to lawn with a low brick wall to the front.

To the rear is a superb large garden enjoying a good size patio immediately to the rear of the property, flower and shrub beds, outside water tap, laid to lawn bordered by fencing and mature hedgerow, greenhouse with power and timber shed, trees. There is pedestrian access at the rear of the garden leading onto the private farmland beyond.

### Garage

16' 5" x 8' 5" ( 5.00m x 2.57m )

With up and over door, window to side and light.

### Location

The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving dog owners & walkers, The West Somerset Steam Railway Station at Williton is within walking distance of the property, which offers links to Minehead & Bishops Lydeard. The county town of Taunton lies about 15 miles to the south where a wide range of shopping, recreational facilities will be found whilst the coastal town of Minehead is about 8 miles away to the north. Williton lies between the Quantock and Brendon Hills where a wide range of country pursuits may be enjoyed and where a host of footpaths provide easy access into this highly attractive West Country scenery. The M5 may be joined at Taunton at junction 25 and a main line rail service to London Paddington is also available in the town.

### Council Tax Band

E



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## **44 Tower Hill, Williton, Taunton**

- Situated within the Popular West Somerset Village of Williton
- An Elegant 1930's detached Family Residence
- Two Reception Rooms - Three Bedrooms
- Fantastic far Reaching Views of the Bristol Channel
- Large Rear Garden - Garage - Off Road Parking

Tenure: Freehold EPC Rating: D

# £550,000



Please note the marker reflects the postcode not the actual property

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