

Long Street, Williton, Taunton, TA4 4QN



welcome to

23 Long Street, Williton, Taunton

Located a short distance from the local amenities in the popular West Somerset village of Williton is this individual detached four bedroom period cottage. The property offers period features & is in need of some modernisation whilst benefitting from gas central heating & an enclosed garden.













Canopy Entrance Porch

Period Front Door leading to

Living Room

25' 4" x 13' 6" max (7.72m x 4.11m max)

Windows to front & rear, fitted carpet, two radiators, telephone point, wall light points, exposed beam, period fireplace with inset log burner, built in understairs cupboard, bricked fireplace, staircase rising to first floor landing, open doorway leading to

Kitchen/ Dining Room

25' 1" max x 13' 2" max (7.65m max x 4.01m max) Kitchen Area

Window to front, a range of base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, space & plumbing for washing machine, space for cooker, space for fridge freezer, wall mounted gas fired boiler serving the domestic hot water & central heating systems, vinyl floor, radiator.

Dining Room Area

Double glazed french doors leading to the front garden, double glazed windows to front, fitted carpet, radiator.

First Floor Landing

With exposed beams, radiator, steps leading to continuation of landing, access to roof space, doors to

Bedroom One

13' 6" max x 13' 1" max (4.11m max x 3.99m max) Double glazed windows to front & side, fitted carpet, radiator, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, vinyl floor.

Bedroom Two

11' 5" max x 7' 6" (3.48m max x 2.29m) Double glazed window to front, fitted carpet, radiator.

Total floor area 119.2 m² (1,283 sq.ft.) approx



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Bedroom Three

Bedroom Four

Bathroom

11' 3" x 8' 2" (3.43m x 2.49m)

8' 5" x 8' 3" (2.57m x 2.51m)

exposed beams, radiator.

Dining Room

Kitchen Area

Living Room

Ground Floor

Vaulted ceiling room with double glazed window to

Vaulted ceiling room with double glazed window to

Vaulted ceiling room with double glazed window to

hand basin, low level WC, freestanding Victorian style

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom

Bathroom

First Floor

Landing

roll top bath with clawed feet, exposed floor boards,

side, a fitted white suite comprising pedestal wash

front, fitted carpet, exposed beams, radiator.

front, fitted carpet, exposed beams, radiator.

Outside

The property is approached via a pedestrian timber gate giving access to the enclosed garden with path leading to the front door. The enclosed garden is mainly laid to lawn with flower & shrubs beds, timber garden shed & a small timber workshop.

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

С



welcome to

23 Long Street, Williton

- Popular West Somerset Village of Williton
- Short Distance from Local Amenities
- Detached Period Cottage Four Bedrooms
- Living Room Kitchen/Dining Room
- Gas Central Heating Enclosed Garden

Tenure: Freehold EPC Rating: E

£250,000





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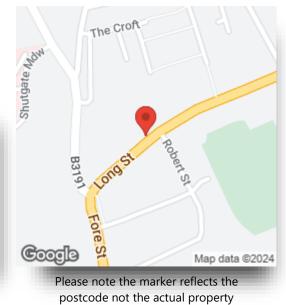
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or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

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