



Allen Meadow Drive, Williton, Taunton, TA4 4DG

welcome to

24 Allen Meadow Drive, Williton

A opportunity to purchase this beautifully presented two bedroom mid terrace home, constructed in 2022 by Linden Homes on a 75% shared ownership basis. Positioned on the outskirts of Williton the property enjoys views towards local countryside, enclosed garden & allocated parking.



Double Glaze Front Door

Leading to

Entrance Hall

With vinyl floor, telephone point, radiator, built in cupboard, staircase rising to first floor landing, doors to

Cloakroom

With low level WC, pedestal wash hand basin, extractor unit, heated towel rail, vinyl flooring.

Kitchen

10' 11" x 6' (3.33m x 1.83m)

Double glazed window to front, a range of fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated oven, inset hob with stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer, vinyl flooring, wall mounted Vaillant gas boiler serving the domestic hot water and central heating systems, open plan to sitting/dining room.

Sitting/ Dining Room

14' 3" max x 13' 4" max (4.34m max x 4.06m max)

Double glazed window to rear, double glazed patio doors leading to the rear garden, two radiators, fitted carpet, built in understairs cupboard.

First Floor Landing

With fitted carpet, access to roof space, doors to

Bedroom One

13' 4" x 9' 3" (4.06m x 2.82m)

Double glazed window to rear with views towards local countryside in the distance, fitted carpet, radiator.

Bedroom Two

13' 4" max x 9' 5" max (4.06m max x 2.87m max)

Double glazed windows to front, fitted carpet, radiator, built in cupboard.

Bathroom

A fitted suite comprising of panelled bath with mixer tap/shower attachment over, fitted shower screen, pedestal wash hand basin, low level WC, shaver light/point, extractor unit, heated towel rail, part tiled surrounds, vinyl floor.

Outside

To the front there are two allocated parking spaces for the property. To the rear is an enclosed garden with laid to lawn, timber garden shed, paved patio and pathway leading to the rear of the garden with gate giving access to the front, the garden is bordered by fencing.

Council Tax Band

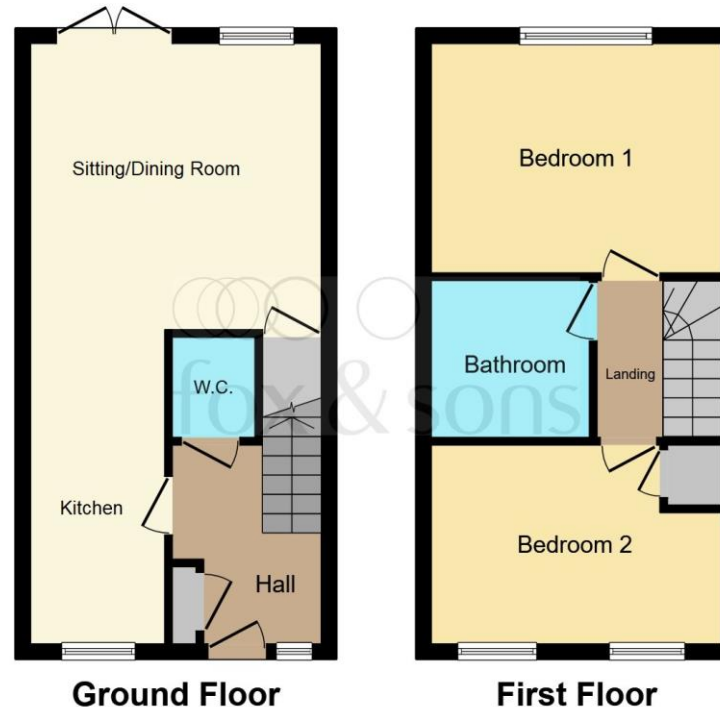
B

Agents Note

The property is offered for sale at 75% shared ownership, eligibility criteria apply and details are available from Fox and Sons.

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.



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welcome to

24 Allen Meadow Drive, Williton, Taunton

- Beautifully Presented Mid Terrace Home - Built in 2022
- Well Presented Accommodation - Sitting/Dining Room - Fitted Kitchen
- Two Bedrooms - Bathroom - Cloakroom
- Enclosed Rear Garden - Double Glazing
- Allocated Off Street Parking for Two Vehicles

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£157,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106764 - 0002

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 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.


fox & sons



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