



Rylands Close, Williton, Taunton, TA4 4PE

welcome to

8 Rylands Close, Williton, Taunton

Situated within a pleasant residential cul-de-sac located close to local amenities in the popular West Somerset village of Williton is this well presented semi detached two bedroom bungalow. The property benefits from double glazing, gas central heating, gardens & off street parking.



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed windows, tiled flooring, light, double glazed inner door leading to

Entrance Hall

With fitted carpet, ceiling coving, radiator, access to loft space, doors to

Lounge/ Dining Room

26' 3" max x 12' 11" max (8.00m max x 3.94m max)

A dual aspect room with double glazed windows to front and rear, double glazed patio doors to the rear garden, fitted carpet, two radiators, tiled fireplace with gas fire, ceiling coving, telephone point, fitted shelving.

Kitchen

13' 5" max x 9' max (4.09m max x 2.74m max)

Double glazed window to rear, door to the conservatory, a modern range of fitted coloured base and wall level units, wooden worktop surfaces, inset one and half bowl sink unit with mixer tap, space and plumbing for washing machine, integrated double oven, integrated microwave, inset electric hob with cooker hood over, tiled splashbacks, space for fridge freezer, heated towel rail, tiled flooring, ceiling coving, inset ceiling spotlights, built in larder cupboard.

Conservatory

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed windows, double glazed door to the rear garden, tiled flooring, light and power, door to cloakroom.

Cloakroom

Window to side, tiled floor, low level WC, wash hand basin, heated towel rail.

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

A dual aspect room with double glazed windows to front and side, fitted carpet, ceiling coving, radiator.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

Double glazed window to side, fitted carpet, radiator, ceiling coving.

Shower Room

Double glazed window to side, a fitted suite comprising of shower cubicle, vanity wash hand basin with cupboard under, low level WC, part tiled surrounds, inset ceiling spotlights, ceiling coving, heated towel rail, tiled flooring.

Loft Space

Accessed from a drop down ladder from the entrance hall.

A superb space which is partially boarded and insulated, light, wall mounted Vaillant gas fired boiler serving the domestic hot water and central heating systems. The loft space offers the potential to convert subject to the necessary planning and building consents being obtained.

Outside

The property is approached via a pathway giving access to the front garden and access to the front door. The garden comprises of laid to lawn, flower and shrub beds, fenced and low wall boundary. To the side of the property is the driveway offering off street parking with gate giving access to the rear garden.

A enclosed walled and fenced garden comprising of laid to lawn, flower & shrub beds, vegetable patch, pathway to side leading to front, greenhouse, double timber garden shed with power, access to the summerhouse. To the side is a further garden shed, outside water tap, gate and pathway leading to the driveway.

Summerhouse

14' 7" x 7' 11" (4.45m x 2.41m)

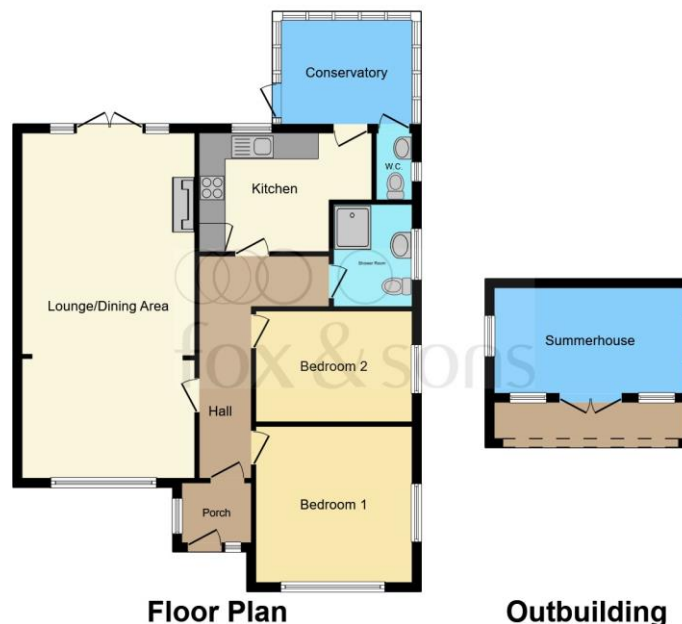
Windows to sides and front, double doors to front, light and power.

Council Tax Band

C

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 and Bridgwater is about 18 miles away where a wide range of shopping, recreational facilities will be found. Whilst the coastal town of Minehead is about 9 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 and Bridgwater and a main line rail service to London Paddington is also available from Taunton.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

8 Rylands Close, Williton, Taunton

- Popular West Somerset Village of Williton
- Close to Amenities - Cul-de-sac Location
- Semi Detached Bungalow - Two Bedrooms
- Gas Central Heating - Double Glazing - Conservatory
- Gardens & Off Street Parking - NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106723 - 0003

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