



Shutgate Meadow, Williton, TAUNTON, TA4 4TJ

welcome to

3 Shutgate Meadow, Williton, TAUNTON

Situated within a popular modern residential area on the outskirts of the West Somerset village of Williton is this extended linked-detached family home. The property benefits from two reception rooms, kitchen/breakfast room, annexe room, gas central heating, enclosed rear garden & parking.



Front Door

Leading to

Entrance Hall

With wooden flooring, radiator, staircase rising to first floor landing, doors to

Cloakroom

Double glazed window to side, low level WC, ceiling coving, pedestal wash hand basin, radiator, laminate flooring.

Lounge

13' 6" max x 13' 5" max (4.11m max x 4.09m max)
With wooden flooring, radiator, ceiling coving, TV point, telephone point, built in understairs cupboard, door to kitchen, open plan to dining room.

Kitchen/ Breakfast Room

16' 6" x 9' 7" (5.03m x 2.92m)
Double glazed window to front, a range of wooden style base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, tiled splashbacks, TV point, telephone point, integrated oven, inset 5 ring gas hob with stainless steel cooker hood over, tiled flooring, inset ceiling spotlights, breakfast bar, radiator, open plan to dining room, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine.

Dining Room

22' 11" x 7' (6.99m x 2.13m)
Double glazed patio doors to the rear garden, three double glazed skylight windows, wooden flooring, wall light points.

First Floor Landing

Double glazed window to front, fitted carpet, access to roof space, built in airing cupboard with gas fired boiler serving the domestic hot water and central heating systems, doors to

Bedroom One

11' 5" max x 9' 8" (3.48m max x 2.95m)
Double glazed window to rear, fitted carpet, radiator, TV point, built in wardrobe, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor unit, inset ceiling spotlights, shaver light/point, laminate flooring.

Bedroom Two

9' 9" max x 9' 8" max (2.97m max x 2.95m max)
Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

7' 9" x 6' 8" (2.36m x 2.03m)
Double glazed window to front, fitted carpet, radiator.

Bathroom

Double glazed window to front, panel bath with mixer taps, pedestal wash hand basin, low level WC, laminate flooring, heated towel rail, extractor unit, part tiled surrounds, shaver point.

Outside

To the front of the property is a driveway offering off street parking for one vehicle. To the side of the property is a pedestrian gate and double gates giving access to the enclosed rear garden.

The enclosed rear garden comprises laid to lawn with a paved area ideal for alfresco dining and a stone chipped area with mature tree, there is a hard standing behind the double gates offering a further parking space within the garden. From the patio access to the annexe room can be found.

Annexe Room

17' 11" max x 8' 8" (5.46m max x 2.64m)
Formerly the garage this superb annexe room offers additional accommodation to the property which can be used as either a bedroom or office. The room comprises double glazed window to side and double glazed patio doors to the rear garden, vinyl flooring, radiator, access to roof space.

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

D



Ground Floor



First Floor

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

3 Shutgate Meadow, Williton, TAUNTON

- Close to Williton Village Centre & its Amenities
- Popular Modern Development
- Linked-Detached Extended Family Home - Three Bedrooms
- Lounge - Dining Room - Kitchen/Breakfast Room
- Gas Central Heating - Annexe Room - Garden

Tenure: Freehold EPC Rating: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106803 - 0005

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