



Allen Meadow Drive, Williton, Taunton, TA4 4DG

welcome to

11 Allen Meadow Drive, Williton

A opportunity to purchase this beautifully presented two bedroom semi detached home, constructed in 2022 by Linden Homes on a 45% shared ownership basis. Positioned on the outskirts of Williton the property enjoys views towards local countryside, enclosed garden & off street parking.



Front Door

Leading to

Entrance Hall

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

Cloakroom

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

Lounge/ Dining Room

15' 7" max x 14' 5" max (4.75m max x 4.39m max)
Double glazed patio doors to the rear garden, double glazed window to rear, fitted carpet, two radiators.

Kitchen

11' 2" x 7' 9" (3.40m x 2.36m)
Double glazed window to front, a range of fitted base and wall level units, worktop surfaces, inset one and half bowl stainless steel sink unit, integrated oven, inset hob, cooker hood over, space for fridge freezer, radiator, space and plumbing for washing machine, wall mounted Vaillant gas fired boiler in matching cupboard, vinyl flooring, extractor unit.

First Floor Landing

With fitted carpet, access to roof space, two built in cupboards, doors to

Bedroom One

14' 7" max x 10' 2" max (4.45m max x 3.10m max)
Double glazed windows to front, fitted carpet, radiator, TV/telephone points.

Bathroom

With 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, vinyl flooring.

Bedroom Two

14' 7" x 8' 4" (4.45m x 2.54m)
Double glazed window to rear, fitted carpet, radiator.

Outside

To the rear is an enclosed garden comprising paved patio, timber garden shed, laid to lawn with flower and shrub beds, bordered by fencing, gate to front giving access to the driveway, outside water tap and light.

To the side of the property is the driveway offering off street parking.

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.

Agents Note

The property is offered for sale at 45% shared ownership, eligibility criteria apply and details are available from Fox and Sons.

Council Tax Band

B



view this property online fox-and-sons.co.uk/Property/MIH106853



welcome to

11 Allen Meadow Drive, Williton

- Modern Semi Detached Home - Built in 2022 - 45% Shared Ownership Basis
- Well Presented Accommodation - Sitting/Dining Room - Fitted Kitchen
- Two Bedrooms - Bathroom - Cloakroom
- Enclosed Rear Garden - Double Glazing
- Off Street Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,900



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH106853



Property Ref:
MIH106853 - 0003

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



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk