



Shutgate Meadow, Williton, Taunton, TA4 4TJ

welcome to

22 Shutgate Meadow, Williton, Taunton

Situated within a popular modern residential area on the outskirts of the West Somerset village of Williton is this mid terrace three bedroom family home. The property benefits from well presented accommodation, double glazing, gas central heating, garden, garage & car port.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, ceiling coving, radiator, staircase rising to first floor landing, doors to

Cloakroom

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

Lounge

13' 5" max x 13' 5" max (4.09m max x 4.09m max)
Double glazed patio doors to the rear garden, fitted carpet, radiator, ceiling coving, telephone point, built in understairs cupboard, door to

Kitchen/ Dining Room

16' 7" x 9' 6" (5.05m x 2.90m)
Double glazed windows to front and rear, double glazed door to the rear garden, a range of fitted base and wall units, worktop surfaces. inset one and half bowl stainless sink unit, integrated oven, inset electric hob with cooker hood over, tiled splashbacks, space and plumbing for washing machine, part tiled floor and fitted carpet, two radiators, inset ceiling spotlights.

First Floor Landing

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

Bedroom One

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

Ensuite Shower Room

A fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor unit, shaver light/point, inset ceiling spotlights, fitted carpet.

Bedroom Two

9' 11" max x 9' 8" max (3.02m max x 2.95m max)
Double glazed window to rear, fitted carpet, radiator.

Bedroom Three

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

Bathroom

Double glazed window to front, a fitted suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, part tiled surrounds, fitted carpet, extractor unit.

Outside

To the front is a small area of garden with hedge boundary and path leading to the front door. To the rear of the property is an enclosed rear garden enjoying a south westerly aspect comprising paved patio area and laid to lawn. A timber gate at the rear leads to the garage and car port.

Garage & Car Port

Located beyond the rear of the garden is the Garage (far left hand side) & adjacent Car Port.

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

C



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.localagent.com



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welcome to

22 Shutgate Meadow, Williton, Taunton

- Popular West Somerset Village of Williton
- Mid Terrace Family Home - Three Bedrooms
- Lounge - Kitchen/Dining Room - Ensuite Shower Room
- Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Garage & Car Port

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107069 - 0003

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