



High Street, Williton, Taunton, TA4 4NW

welcome to

7 High Street, Williton

Situated within the heart of the popular West Somerset village of Williton is this well presented end of terrace two bedroom period cottage. The property has been modernised by the current owner whilst keeping the original features & benefits from gas central heating & a good size garden.

NO CHAIN!



Stable Door

Leading to

Kitchen

12' 11" max x 9' 1" max (3.94m max x 2.77m max)

Double glazed window to the front, a range of fitted base and wall units, worktop surfaces, integrated electric oven, inset hob, extractor unit, vinyl flooring, inset stainless steel sink unit, space and plumbing for washing machine, radiator, bi-folding doors to

Conservatory

12' max x 8' 4" max (3.66m max x 2.54m max)

Double glazed windows and two double glazed doors, one giving access to private pathway leading directly onto High Street, the other giving access to the garden. Vinyl flooring

Seperate W.C

With low level WC, wash hand basin, extractor unit, vinyl flooring.

Inner Hall

With a bespoke wooden spiral staircase rising to first floor landing, radiator, laminate flooring, wall mounted gas fire boiler serving the domestic hot water and central heating systems, fitted base and wall unit, door to

Sitting Room

11' 1" to fireplace x 9' max (3.38m to fireplace x 2.74m max)

Double glazed windows to the front and side, fitted carpet, radiator, exposed beams, stone fireplace with inset multi fuel stove, wall light points.

First Floor Landing

Double glazed window to the side, fitted carpet, built in cupboard, doors to

Bedroom One

12' 9" max x 8' 4" (3.89m max x 2.54m)

Double glazed windows to the side and rear, radiator, exposed stone wall, built in wardrobe.

Bedroom Two

9' 2" x 6' (2.79m x 1.83m)

Double glazed window to the side, fitted carpet, radiator, built in cupboard.

Shower Room

Double glazed window to the rear, a modern fitted suite comprising shower cubicle, low level WC , pedestal wash hand basin, fitted cupboard with shelving, extractor unit, exposed beam, radiator, vinyl flooring.

Outside

The property has two entrances, one with a private pathway leading onto High Street, the other via a shared pathway (shared with neighbour, No. 5 High St) giving access to Robert Street and a shortcut to the shops.

There is a good sized garden with established apple and plum trees, good size patio and a shed.

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

B



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



view this property online fox-and-sons.co.uk/Property/MIH107124



welcome to

7 High Street, Williton

- Popular West Somerset Village of Williton
- Centre Location to Local Amenities
- End of Terrace Period Cottage - Two Bedrooms
- Double Glazing - Gas Central Heating - Garden
- **NO ONWARD CHAIN!**

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107124



Property Ref:
MIH107124 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24
5NL



fox-and-sons.co.uk