



**Rylands Close, Williton, Taunton, TA4 4PE**



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## **4 Rylands Close, Williton, Taunton**

Situated within a pleasant residential cul-de-sac within the West Somerset village of Williton is this well presented extended semi detached three bedroom bungalow, benefitting from two reception rooms, ensuite shower room, double glazing, gas central heating, garden & off road parking.



### Double Glazed Front Door

Leading to

### Entrance Porch

Double glazed windows, vinyl floor, light, double glazed inner door to entrance hall.

### Entrance Hall

With fitted carpet, radiator, access to roof space, built in cupboard housing Ideal logic + gas boiler serving the domestic hot water and central heating systems, built in linen cupboard, doors to

### Lounge

16' 6" x 11' 4" ( 5.03m x 3.45m )

Double glazed windows to front, fitted carpet, ceiling coving, TV point, two radiators, door to dining room.

### Dining Room

11' max x 10' 10" max ( 3.35m max x 3.30m max )

Double glazed patio doors to the rear garden, radiator, built in cupboard housing consumer unit, built in airing cupboard housing hot water cylinder, open plan to kitchen, door to

### Kitchen

20' max x 11' 10" max ( 6.10m max x 3.61m max )

Dual aspect room with double glazed windows to rear and side, a range of soft close base and wall level units incorporating corner carousel, pots and pans drawers, worktop surfaces, inset one and half bowl stainless steel sink unit with mixer tap, Belling range cooker with cooker hood over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, larder cupboard, tiled splashbacks, under lighting on wall units.

### Bedroom One

13' 4" x 10' 8" ( 4.06m x 3.25m )

Double glazed window to front, fitted carpet, access to roof space, radiator, TV point, open doorway to

### Dressing Room

7' 11" x 6' 4" ( 2.41m x 1.93m )

With fitted carpet, fitted shelving and hanging rails, door to

### Ensuite Shower Room

Double glazed window to side, a fitted suite comprising of walk in shower cubicle, low level WC, vanity wash hand basin with cupboard under, Aqua panelling, vinyl floor, radiator, extractor unit.

### Bedroom Two

11' 3" x 10' 1" ( 3.43m x 3.07m )

Double glazed window to front, fitted carpet, radiator.

### Bedroom Three

10' 4" x 10' 1" ( 3.15m x 3.07m )

Double glazed window to rear, fitted carpet, radiator.

### Bathroom

Double glazed window to rear, a fitted suite comprising of panelled bath with mixer tap and shower unit above, fitted shower screen, low level WC, pedestal wash hand basin with mixer tap, extractor unit, radiator, vinyl floor, Aqua panelling.

### Outside

To the front of the property is a large tarmac driveway offering ample off road parking with planted and gravelled borders. To the rear is a beautifully landscaped south facing garden comprising of raised lawn area, raised flower and shrub beds, covered seating area immediately from the dining room with outside power point and lighting, timber garden shed and large timber shed with power and gravel area to side, outside water tap. The garden is bordered by walling and fencing.

### 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.



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## **4 Rylands Close, Williton, Taunton**

- Popular West Somerset Village of Williton
- Extended Semi Detached Bungalow
- Well Presented Accommodation - Three Bedrooms - Ensuite Shower Room
- Two Reception Rooms - Gas Central Heating - Family Bathroom
- Double Glazing - Landscaped Garden - Off Road Parking

Tenure: Freehold EPC Rating: C

# £340,000



Please note the marker reflects the postcode not the actual property

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