



Long Street, Williton, TAUNTON, TA4 4QY

welcome to

Flat 1, 53 Long Street, Williton

Situated within the popular West Somerset village of Williton conveniently positioned with level access to the village centre. This one bedroom first floor maisonette benefits from gas central heating, double glazing, communal gardens & off road parking. **CASH BUYERS ONLY!**



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

With staircase rising to upper floors. Front door leading to

Entrance Hall

Double glazed windows to rear, radiator, wall light points, vinyl flooring, staircase rising to the bedroom, doors to

Lounge

16' 1" x 14' 2" (4.90m x 4.32m)

Double glazed windows to rear and side, vinyl flooring, radiator, feature fireplace, wall light points.

Kitchen

12' 9" x 7' 6" (3.89m x 2.29m)

Double glazed window to side, fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for washing machine, space for cooker with cooker hood over, wall mounted cupboard, wall mounted Worcester Boiler, vinyl flooring.

Utility Room

8' 2" x 6' 11" (2.49m x 2.11m)

With radiator, vinyl flooring, space for fridge and freezer, telephone point, sliding door to

Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with mixer tap and shower attachment over, low level WC, pedestal wash hand basin, extractor unit, tiled surrounds, vinyl flooring.

Bedroom

15' 7" x 10' 7" (4.75m x 3.23m)

Double glazed window to rear, laminate flooring, radiator, exposed beams, built in under eaves storage.

Outside

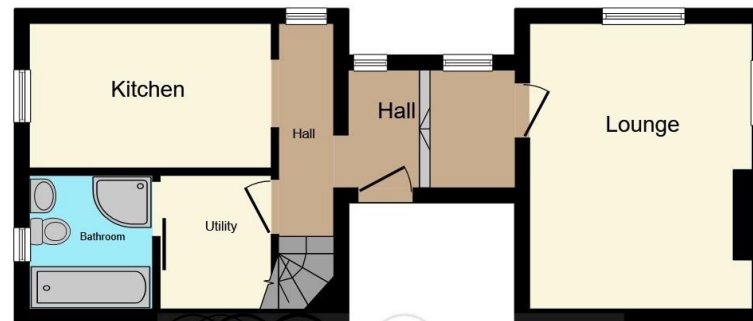
The is a good size communal garden to the front and an allocated off road parking space for one vehicle to the rear.

Location

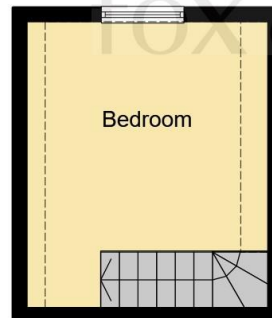
The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving 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 current vendor has carried out some upgrade works which include a New Central Heating Boiler in December 2024, New Consumer Unit in 2025, New Roof in 2024, Gable End Wall & Chimney Repointed in 2025.



Ground Floor



First Floor



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Flat 1, 53 Long Street, Williton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular West Somerset Village of Williton
- First Floor Maisonette - One Bedroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Nov 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107487 - 0002

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