



Long Street, Williton, Taunton, TA4 4QY

fox & sons

welcome to

Flat 1, 53 Long Street, Williton, Taunton

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, new roof in 2025, communal gardens & off road parking.



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 cookerhood 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 undereaves storage.

Outside

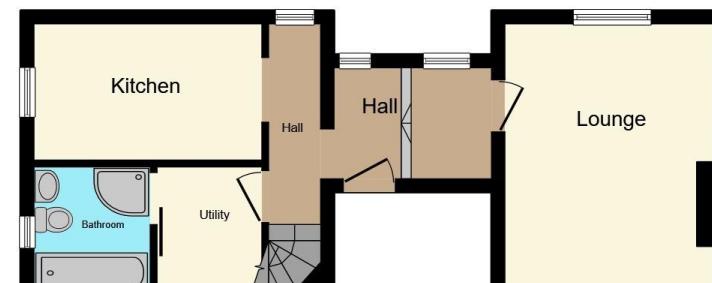
There is a good size communal garden to the front and an allocated off road parking space for one vehicle to the rear.

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 to this highly attractive West Country scenery. The M5 may be joined 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 2025, Gable End Wall & Chimney Repointed in 2025.



Ground Floor



First Floor



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Flat 1, 53 Long Street, Williton, Taunton

- Popular West Somerset Village of Williton
- First Floor Maisonette - One Bedroom
- Gas Central Heating - Double Glazing
- Communal Gardens & Off Road Parking

Tenure: Leasehold EPC Rating: D

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.

£90,000



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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.



Property Ref:
MIH107515 - 0005



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