

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Wilkie May
& Tuckwood

BRAMBLES

Bridge Street, Williton, Taunton, TA4 4NR



A well presented and extended detached four bedroom, 3 bathroom family home, situated in a convenient and level position within the village of Williton.

The property comprises a detached house, built by a reputable local builder in 2011, of traditional brick and block construction with rendered elevations under a slate roof with the benefit of full uPVC double glazing, gas central heating, solar thermal hot water panels, and solar panels. Further extended in 2020, the house offers spacious and well presented accommodation over two floors, and is well situated to easily walk to Williton's village centre, it's comprehensive amenities and transport links.

ACCOMMODATION



The accommodation in brief comprises; composite door with obscure glazed panel into the Entrance Porch; with part glazed wooden door with leaded light detail into Entrance Hall; with solid oak flooring, under floor heating, under stairs storage cupboard. Door into Downstairs WC; with oak flooring, under floor heating, low level WC, pedestal wash basin. Open Plan Kitchen/Dining Room; with Travertine tiled floor, under floor heating, double aspect, a modern fitted kitchen comprising a range of two tone shaker style cupboards and drawers under a quartz effect worktop with inset one and a half bowl

stainless steel sink, mixer tap over, 5 ring gas hob with extractor fan over, 2 eye level electric ovens, integrated dishwasher, space for an American Fridge/Freezer, integrated washing machine, walk in pantry cupboard, ample room for a dining table, bi-fold doors to the garden, electric Velux window. Oak double doors leading into the Play Room; double aspect, oak wooden flooring, under floor heating. (Note that the play room and office were one room and are now split by a partition but could be opened back up if desired). Living Room; with triple aspect, oak engineered flooring, chimney breast with inset



wood burner, slate heart and surround, wooden mantelpiece over. Double oak doors into the Office; with double aspect, oak engineered flooring with under floor heating.

Stairs to first floor landing with panelled walls' Landing; with airing cupboard, wood slat shelving and large water tank with immersion switch, hatch to large loft space with ladder, lighting, power and boiler for central heating. Bedroom 1; with aspect to rear. Door into En-Shower Room; low level shower tray, thermostatic mixer shower over, low level WC, wash

basin inset into vanity cupboard, heated towel rail. Bedroom 2; with double aspect, door into En-Suite Shower Room; with low level shower tray, multipanel surround, thermostatic mixer shower over, low level WC, wash basin inset into oak vanity cupboard, heated towel rail. Bedroom 3; double aspect. Bedroom 4; aspect to front. Family Bathroom; with tiled floor and walls, white suite comprising p-shaped bath, thermostatic mixer shower over, pedestal wash basin, low level WC, heated towel rail



O U T S I D E

The property has off road parking for 3-4 vehicles via a block paved driveway leading to the large Double Garage; with electric roller door, power, lighting, and personal door to the garden. The gardens are laid to a sandstone patio with inset lights, grass and are level.

AGENTS NOTE: The solar and solar thermal panels are owned outright by the current owners.



GENERAL REMARKS AND STIPULATIONS

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewerage and gas.

Parking: There is off road parking and a garage at this property.

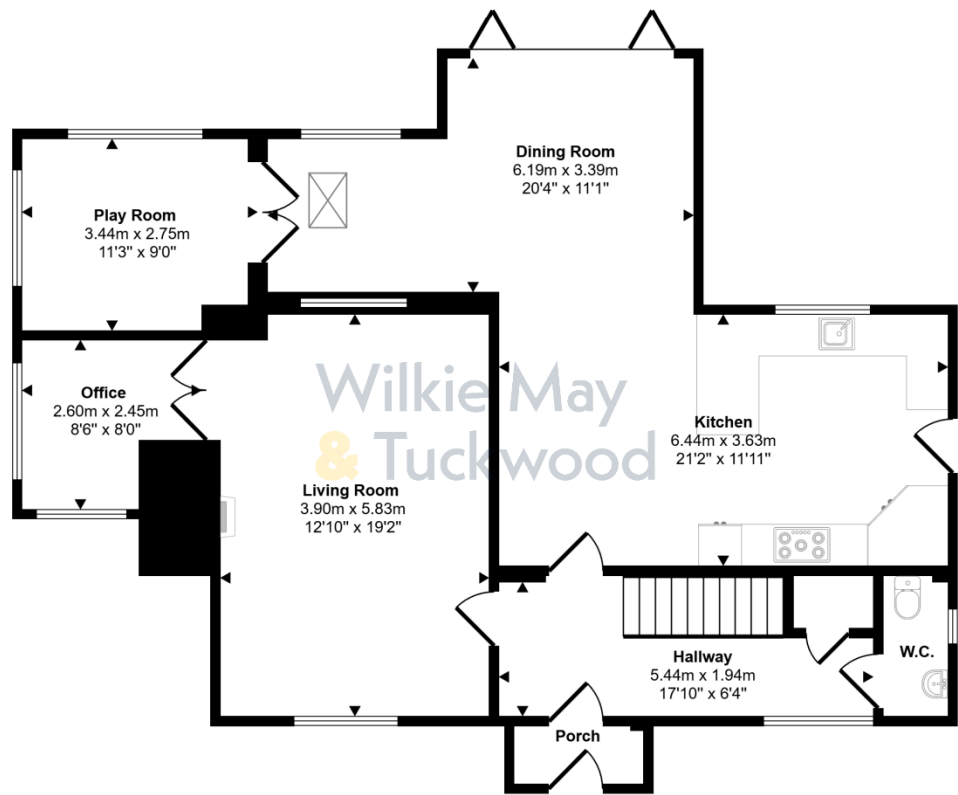
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

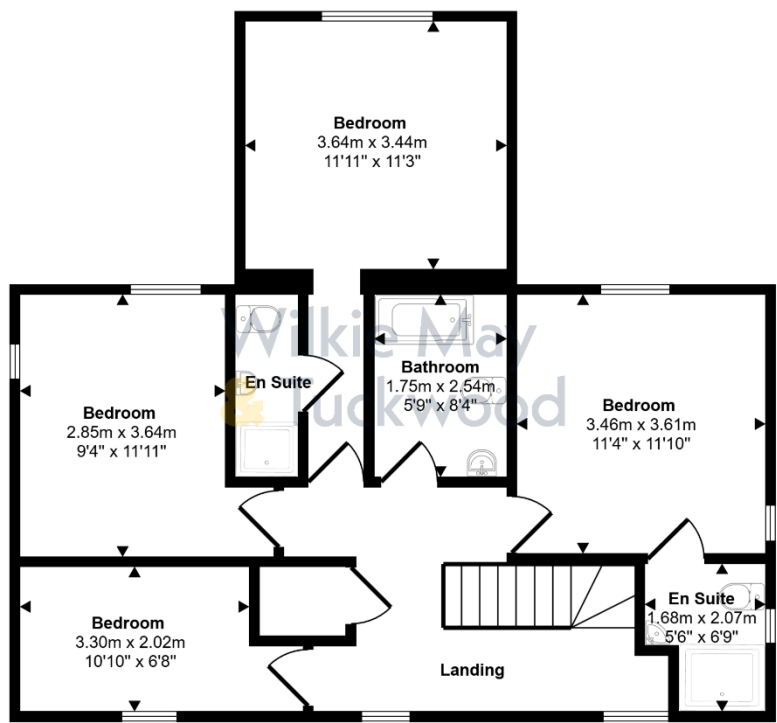
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

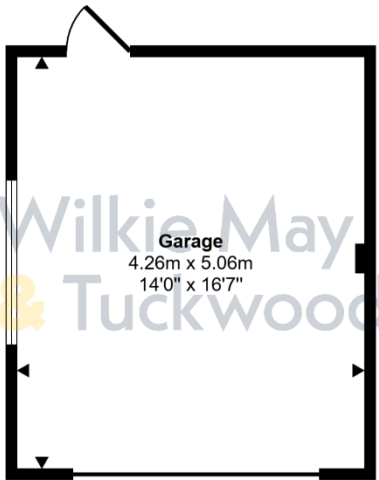


Ground Floor
Approx 101 sq m / 1086 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 75 sq m / 804 sq ft



Garage
Approx 22 sq m / 232 sq ft



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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