

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

9 Long Lakes, Williton, Taunton, Somerset, TA4 4SR



Rarely available in Williton, a spacious three bedroom semi detached bungalow in need of some updating, situated within level walking distance of the village centre and with No Onward Chain.

Living Room Kitchen/Dining Room* Three Double Bedrooms* Bathroom* Utility Room * Parking and Garage* Garden*Double Glazing* Central Heating* Large Shed* No Onward Chain

Price Guide £225,000 Freehold

WC/916

Ref: 10363

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

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Rarely available in Williton, a spacious three bedroom semi detached bungalow in need of some updating, situated within level walking distance of the village centre and with No Onward Chain.

Williton is a popular village, being an intersection of the A39 from Bridgwater and the A358 from Taunton giving easy access to the nations motorway and rail connections. Local amenities within walking distance of the site include a dentist, doctors surgery, library, post office, bank, vets and two large well known shops. On the edge of the village is a station serving the West Somerset Steam Railway, a popular attraction where many volunteers become actively involved in regular events.

Front door into hallway with hatch to loft and doors to:

Living Room: 5.15m (16'11) max x 4.60m (15'1) Multi-fuel stove, large front aspect window,

Kitchen/Diner: 4.37m (14'4) x 3.92m (12'10), wall and base units with tiled surround, stainless steel sink, electric cooker, space for under counter fridge and freezer, window to rear aspect, boiler for heating and hot water, space for dining table, door to Utility room.

Utility: 3.11m (10'2) x 2.08m (6'10) Space and plumbing for washing machine/dishwasher with door to the garage and garden.

Bedroom One: 4.17m (13'8) x 3.61m (11'10), fitted cupboard with shelves, rear aspect

Bedroom Two: 4.57m (15') x 3.16m (10'4), fitted cupboard with shelves, front aspect

Bedroom Three: 3.89m x 2.18m (7'2) front aspect

Bathroom: 2.49m (8'2) x 3.11m (10'2), bath, washbasin, WC, shower cubicle, airing cupboard housing lagged water tank.

Garage: with power and lighting and off road parking in front.

Outside: Lawn and patio to the front with a low brick wall border, shrubs and trees. The rear is south facing mainly laid to lawn, with a small vegetable plot, fruit trees and patio and is enclosed with fencing. It benefits from a large garden shed with power.

Services: Mains Gas, Water, Drainage and Electricity

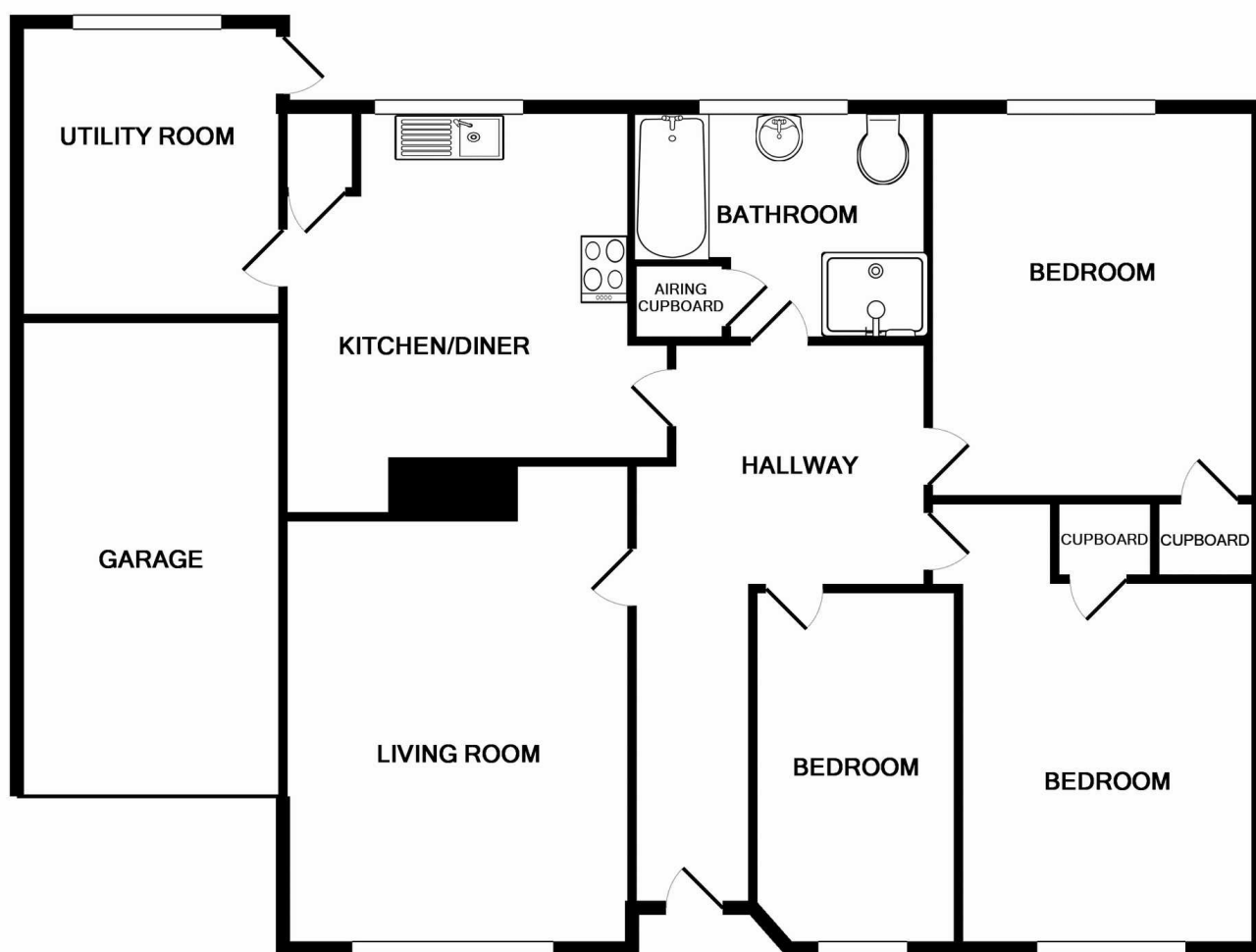
Tenure: Freehold

Council Tax Band: D (West Somerset Council)

EPC Rating: E (certificate available on request)

VIEWING: By appointment please through Chanin and Thomas 9 Fore Street, Williton, Taunton, Somerset, TA4 4PX Telephone 01984 632167

EMAIL ADDRESS: chanin.williton@btconnect.com



Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011
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