



**Croft Court, North Croft, Williton, Taunton, TA4 4BY**

**welcome to**

**11 Croft Court, North Croft, Williton, Taunton**

Situated within a modern cul-de-sac within the popular West Somerset village of Williton is this beautifully presented semi-detached two bedroom shared ownership home being sold at 40% share. The property benefits from gas central heating, double glazing, good size garden & allocated parking spaces.



### Double Glazed Front Door

Leading to

### Lounge

15' 2" max x 11' 4" ( 4.62m max x 3.45m )

Double glazed window to front, vinyl flooring, radiator, telephone point, staircase rising to first floor landing with understairs storage area, open plan to lobby area.

### Lobby Area

With vinyl flooring and built in cupboards, doors to

### Cloakroom

With vinyl flooring, pedestal wash hand basin, low level WC, radiator, extractor unit.

### Kitchen/Dining Room

15' 1" x 9' 8" ( 4.60m x 2.95m )

Double glazed window to rear, double glazed door to rear garden, a modern range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, space for cooker, space for fridge freezer, space and plumbing for washing machine, part tiled surrounds, extractor unit, vinyl flooring, radiator, built in cupboard with shelving.

### First Floor Landing

With fitted carpet and doors to

### Bedroom One

15' 2" max x 13' max ( 4.62m max x 3.96m max )

Double glazed windows to front, fitted carpet, radiator, access to roof space.

### Bedroom Two

15' 2" x 8' 8" ( 4.62m x 2.64m )

Double glazed window to rear, fitted carpet, radiator, TV point.

### Bathroom

A modern fitted suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, vinyl flooring, radiator, shaver point, extractor unit, part tiled surrounds.

### Outside

To the front are two parking spaces with a pedestrian gate to the side giving access to the rear garden. Path leads to the front door.

Access through the pedestrian gate to the side is a side area of garden with paved pathway to leading to the rear garden, two garden sheds. To the rear is a good size garden comprising laid to lawn, paved patio, outside water tap, summerhouse, raised flower and shrub beds. The garden is bordered by fencing.

### 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.

### Agents Note

The property is being sold at 40% shared ownership. The local connection criteria for the property has been waived but the Council would like Livewest to give preference to applicants with a local connection to Williton and West Somerset.

For further information please contact the branch.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## 11 Croft Court North Croft, Williton Taunton

- Modern Cul-de-sac Location - Popular West Somerset Village of Williton
- 40% Shared Ownership Home
- Beautifully Presented Semi-Detached Home - Two Bedrooms
- Lounge - Cloakroom - Kitchen/Dining Room
- Good Size Garden - Two Allocated Parking Spaces

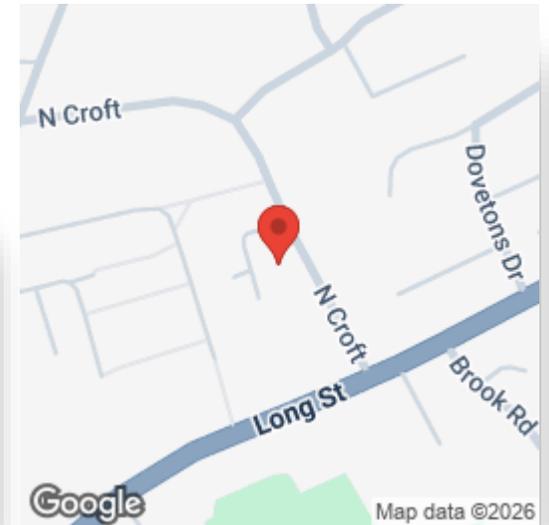
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 171.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107597 - 0002

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