



Tower Hill, Williton, Taunton, TA4 4NU

welcome to

48 Tower Hill, Williton, Taunton

Situated within the much favoured Tower Hill area of Williton is this 1930's semi-detached three bedroom family home enjoying views towards the Bristol Channel. The property benefits from a modern fitted kitchen, double glazing, gas central heating, two reception rooms, good size rear garden.



Entrance Porch

With window to front and front door leading to

Entrance Hall

With vinyl flooring, radiator, picture rail, built in understairs cupboard, staircase rising to first floor landing, doors to

Rear Entrance Lobby

Double glazed door to rear, double glazed windows, door to

Separate W.C.

With double glazed window to rear, vinyl flooring, low level WC, wash hand basin.

Lounge

15' 6" x 9' 11" max (4.72m x 3.02m max)
Double glazed window to front, picture rail, fitted carpet, wall mounted gas fire, radiator, double doors to conservatory.

Conservatory

9' 9" x 9' 3" (2.97m x 2.82m)
Double glazed doors to the rear garden, double glazed windows, fitted carpet, power.

Dining Room

13' 3" max x 12' 11" max (4.04m max x 3.94m max)
Double glazed bay window to front, double glazed window to side, radiator, picture rail, vinyl flooring, wall mounted gas fire, open doorway to kitchen.

Kitchen

12' 1" x 11' 1" max (3.68m x 3.38m max)
Double glazed windows to rear and side, door to rear entrance porch, a range of modern fitted base and wall units with worktop surfaces, inset Belfast sink unit, inset electric hob with cooker hood over, integrated double oven, integrated fridge freezer, vinyl flooring, radiator, space and plumbing for washing machine and tumble dryer, door to entrance hall.

First Floor Landing

Double glazed window to rear on half landing, fitted carpet, access to roof space, built in cupboard housing gas fired boiler, doors to

Bedroom One

15' 5" max x 13' 1" + Bay (4.70m max x 3.99m + Bay)
Double glazed bay window to front enjoying views towards the Bristol Channel, fitted carpet, picture rail, pedestal wash hand basin.

Bedroom Two

13' 7" max x 10' 5" (4.14m max x 3.17m)
Double glazed window to front enjoying views towards the Bristol Channel, radiator, fitted carpet, picture rail.

Bedroom Three

9' 11" x 8' 9" (3.02m x 2.67m)
Double glazed window to rear, fitted carpet, radiator.

Bathroom

Double glazed windows to rear, a fitted suite comprising panelled bath, low level WC, shower cubicle, vanity wash hand basin with cupboard under, tiled surrounds, radiator, vinyl flooring.

Outside

The property is accessed along a private driveway. A large tarmac driveway at the front of the property leads to the double garage. The front garden is predominantly laid to lawn with a range of well stocked borders. To the rear the garden is a particular feature of the property and is predominantly laid to lawn with a range of mature shrubs, trees and well stocked borders. There is a timber shed, summerhouse and gate opening onto the side driveway. Fabulous views towards the channel can be enjoyed from the top of the garden.

Garage

16' 9" x 14' 6" (5.11m x 4.42m)
Up and over door, double glazed window to side, light and power.

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.



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welcome to

48 Tower Hill, Williton, Taunton

- Much Favoured Tower Hill Area
- 1930's Semi-Detached Family Home
- Double Glazing - Gas Central Heating
- Two Reception Rooms - Three Bedrooms
- Good Size Rear Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107491 - 0007

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