Half Acre, Williton, Taunton, TA4 4NX

fox & sons

welcome to

11a Half Acre, Williton

A beautifully presented extended 1930's semi-detached three bedroom family home situated within a pleasant backwater close to the village centre of Williton. The property enjoys many period features blended with everyday modern living whilst boasting a large garden with home office & garage.

Double Glazed Front Door
Leading to

Entrance Porch
Double glazed window to front, tiled flooring, double glazed inner front door leading to

Entrance Hall
With wooden flooring, window to front, staircase rising to the first floor landing with built in understairs cupboard, doors to

Cloakroom
Double glazed window to rear, low level WC, tiled flooring,

Lounge
15' 5" max x 13' 10" (4.70m max x 4.22m)
Double glazed bay window to front, radiator, wooden flooring, picture rail, period tiled fireplace with timber mantle over.

Kitchen/Dining Room
22' 6" max x 12' 11" max (6.86m max x 3.94m max)
Double glazed window to rear, double glazed sliding patio doors to conservatory, double glazed door to conservatory, part wooden and tiled flooring, picture rail, radiator, period tiled fireplace with timber mantle over, a range of fitted green coloured base and wall units, granite worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, breakfast bar, integrated dishwasher, integrated double oven, inset electric hob with cooker hood over, tiled splashbacks, wall mounted Baxi gas fired boiler serving the domestic hot water and central heating systems, display cabinet.

Conservatory
15' 5" max x 10' 6" max (4.70m max x 3.20m max)
Double glazed windows to rear and side, double glazed patio doors to the rear garden, wooden flooring, radiator, door to cloakroom, integral door to garage.

First Floor Landing
Double glazed window to front, fitted carpet, picture rail, doors to

Bedroom One
19' 6" x 8' 7" (5.94m x 2.62m)
A duel aspect room with double glazed windows to front with views over the village and double glazed window to rear with views overlooking the garden, fitted carpet, two radiators.

Bedroom Two
13' 11" x 12' 9" (4.24m x 3.89m)
Double glazed window to front, picture rail, fitted carpet, radiator.

Bedroom Three
13' max x 10' 9" (3.96m max x 3.28m)
Double glazed window to rear, fitted carpet, picture rail, radiator.

Bathroom
Double glazed windows to rear, a modern fitted suite comprising corner shower cubicle with rainwater shower head, freestanding bath with mixer tap and shower attachment over, heated towel rail, vanity wash hand basin with drawer under, low level WC, inset ceiling spotlights, extractor unit, tiled surrounds, tiled flooring with underfloor heating, built in cupboard.

Integral Garage
26' 4" x 9' 5" (8.03m x 2.87m)
Double timber doors to front and rear, light and power, space and plumbing for washing machine, Fox ESS solar unit with Fox ESS batteries.

Outside
To the front of the property are double wrought iron gates leading to a tarmac driveway and a small garden with laid to lawn area, flower and shrub beds, access to front entrance porch, the garden is bordered by walling and fencing. From the driveway access to the garage can be found.

To the rear is a well maintained large garden with laid to lawn, pathway leading to rear of the garden, raised flower and shrub beds, mature trees, apple trees, paved patio area with steps and gate giving access to the stream, the home office is located midway down the garden. The garden is bordered by fencing and walling.

Home Office
15' 1" x 9' 7" (4.60m x 2.92m)
Double glazed bi-fold doors to front, double glazed windows to sides, light and power, laminate flooring, wall mounted electriQ aircon unit, internet connected.

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 benefits from a new roof in 2016 and photovoltaic solar panels which are owned by the property and 8.64kw batteries.

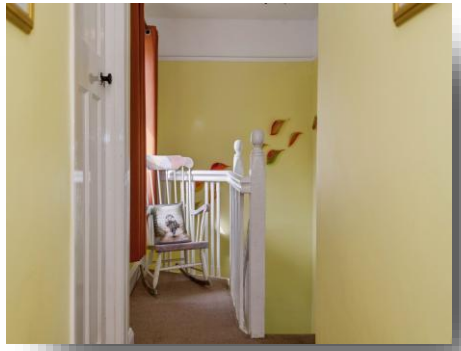
welcome to

11a Half Acre, Williton

- Popular West Somerset Village of Williton
- Extended Semi-Detached Family Home
- Three Bedrooms - Kitchen/Dining Room - Lounge
- Conservatory - Double Glazing - Gas Central Heating
- Large Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: A
Council Tax Band: D

£410,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107723

The Property Ombudsman

Property Ref:
MIH107723 - 0004

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.

fox & sons

01643 702281

minehead@fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.