





Shutgate Meadow, Williton Taunton TA4 4TJ

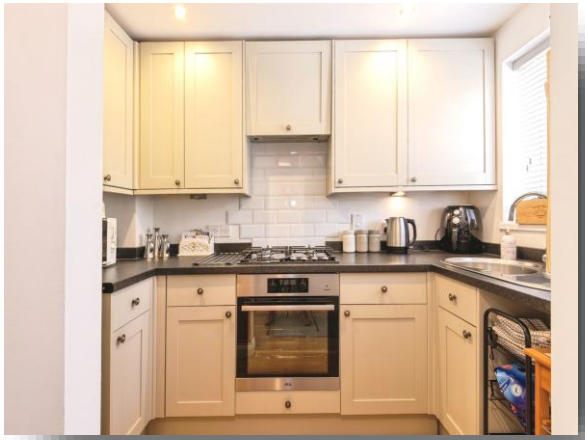
fox & sons

welcome to

4 Shutgate Meadow, Williton Taunton

Situated within a popular modern residential area on the outskirts of the West Somerset village of Williton & within level walking distance of the village centre, is this beautifully presented two bedroom semi-detached home benefitting from an enclosed rear garden, garage & off street parking.













Double Glazed Front Door
Leading to

Entrance Hall
With laminate flooring, radiator, coving, staircase rising to the first floor landing, doors to

Cloakroom
Double glazed window to front, radiator, pedestal wash hand basin, low level WC, consumer unit, vinyl flooring.

Kitchen
9' 2" x 5' 2" (2.79m x 1.57m)
Double glazed window to front, a range of modern fitted green coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated electric oven, inset four ring gas hob with cooker hood over, space for fridge freezer, inset ceiling spotlights, vinyl flooring.

Lounge/Dining Room
17' 6" x 12' 1" (5.33m x 3.68m)
Double glazed windows to rear, double glazed patio doors to the rear garden, radiator, telephone point, laminate flooring, built in understairs cupboard, coving.

First Floor Landing
With fitted carpet, access to roof space, coving, doors to

Bedroom One
9' 11" x 9' 9" (3.02m x 2.97m)
Double glazed window to rear, fitted carpet, radiator, full wall length wardrobes with sliding doors, door to

Ensuite Bathroom
Double glazed window to side, a modern fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap, part tiled surrounds, extractor unit, inset ceiling spotlights, radiator, vinyl flooring.

Bedroom Two
12' max x 10' 1" max (3.66m max x 3.07m max)
Double glazed window to front, fitted carpet, radiator, built in airing cupboard housing the gas fired boiler serving the domestic hot water and central heating systems, door to

Ensuite Shower Room
A modern fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring, radiator, inset ceiling spotlights, extractor unit.

Outside
To the front is a small gravelled garden area with pathway leading to the front door. To the side of the property is a tarmac driveway providing off street parking and access to the garage. To the rear is an enclosed garden which comprises of laid to lawn, paved patio area immediately to the rear of the property making an ideal area for alfresco dining, flower and shrub beds, outside water tap, the garden is bordered by fencing.



Garage
18' 11" x 9' (5.77m x 2.74m)
With up and over door, space and plumbing for washing machine, light and power, overhead storage.

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.

view this property online fox-and-sons.co.uk/Property/MIH107758

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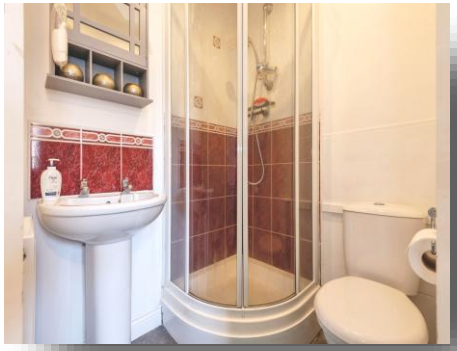
4 Shutgate Meadow, Williton Taunton

- Popular West Somerset Village of Williton
- Semi-Detached Home - Two Bedrooms
- Gas Central Heating - Double Glazing
- Lounge/Dining Room - Two Ensuites
- Enclosed Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of

£230,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MIH107758 - 0006

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