





Shutgate Meadow

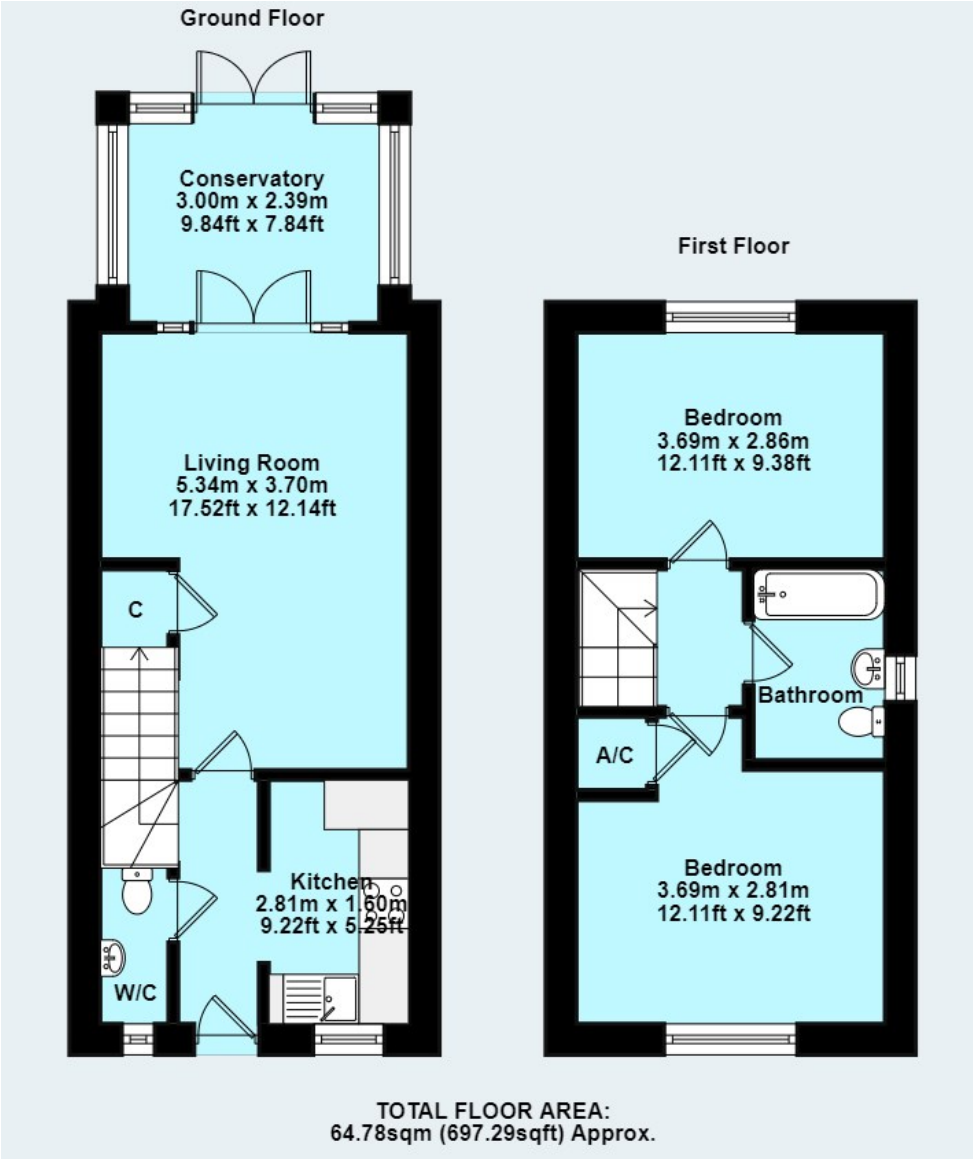
Taunton TA4 4TJ

Price £250,000 Freehold

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Wilkie May & Tuckwood

Floorplan


Ground Floor
Conservatory
3.00m x 2.39m
9.84ft x 7.84ft
Living Room
5.34m x 3.70m
17.52ft x 12.14ft
C
Kitchen
2.81m x 1.60m
9.22ft x 5.25ft
W/C
First Floor
Bedroom
3.69m x 2.86m
12.11ft x 9.38ft
Bathroom
A/C
Bedroom
3.69m x 2.81m
12.11ft x 9.22ft
TOTAL FLOOR AREA:
64.78sqm (697.29sqft) Approx.

Description

A well-presented two-bedroom semi-detached house, with garage and private gardens, situated in a popular location just off the village centre of Williton.

- Garage & Off Road Parking
- Quiet Cul-de-sac Location
- Close to Amenities
- Gas Fired Central Heating
- Private Gardens

The property comprises a two bedroom semi detached house, of traditional block and local Capton stone construction, with rendered elevations under a slate roof, with the benefit of full uPVC double glazing and gas central heating. The house will be found in good order throughout and will appeal to investors and those seeking a home close to a village centre with good amenities.

The accommodation in brief comprises; Part glazed door into Entrance Hall; tiled floor. Door into Downstairs WC; with tiled floor, low level WC, pedestal wash basin. Kitchen; with aspect to front, tiled floor, range of wood effect fitted cupboards and drawers under a granite effect rolled edge worktop with tiled splashbacks, and inset stainless steel sink and drainer, mixer tap over, fitted electric oven with five ring gas hob and extractor hood over, space and plumbing for a washing machine, space for a tall fridge/freezer. Living Room/Dining Room; aspect to rear, under stairs storage cupboard, ample room for dining table, French doors to Conservatory; with a tiled floor, power points, French doors to the Garden. Stairs to the first floor from the Entrance Hall; Landing with hatch to roof space. Bedroom 1; aspect to rear, with an outlook over the adjoining arable farmland, built in double wardrobe. Bedroom 2; aspect to front, with a large built in boiler cupboard with a Baxi combi boiler for central heating and hot water. Family Bathroom; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point.

OUTSIDE: The house has off road parking for two vehicles with access into the Garage; with electric up and over door, power and lighting, personal door to the garden. The rear garden enjoys a good degree of privacy being laid mainly to lawn. Just off of the Conservatory is a paved seating area, and to the back of the garden, there is a greenhouse and metal shed that will be included in the sale.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at the property

Agents Note – Estate Management Charge – This property is subject to a private estate management charge, with the company being run by the residents. The annual charge is £80.00 per annum.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.











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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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