





Townsend

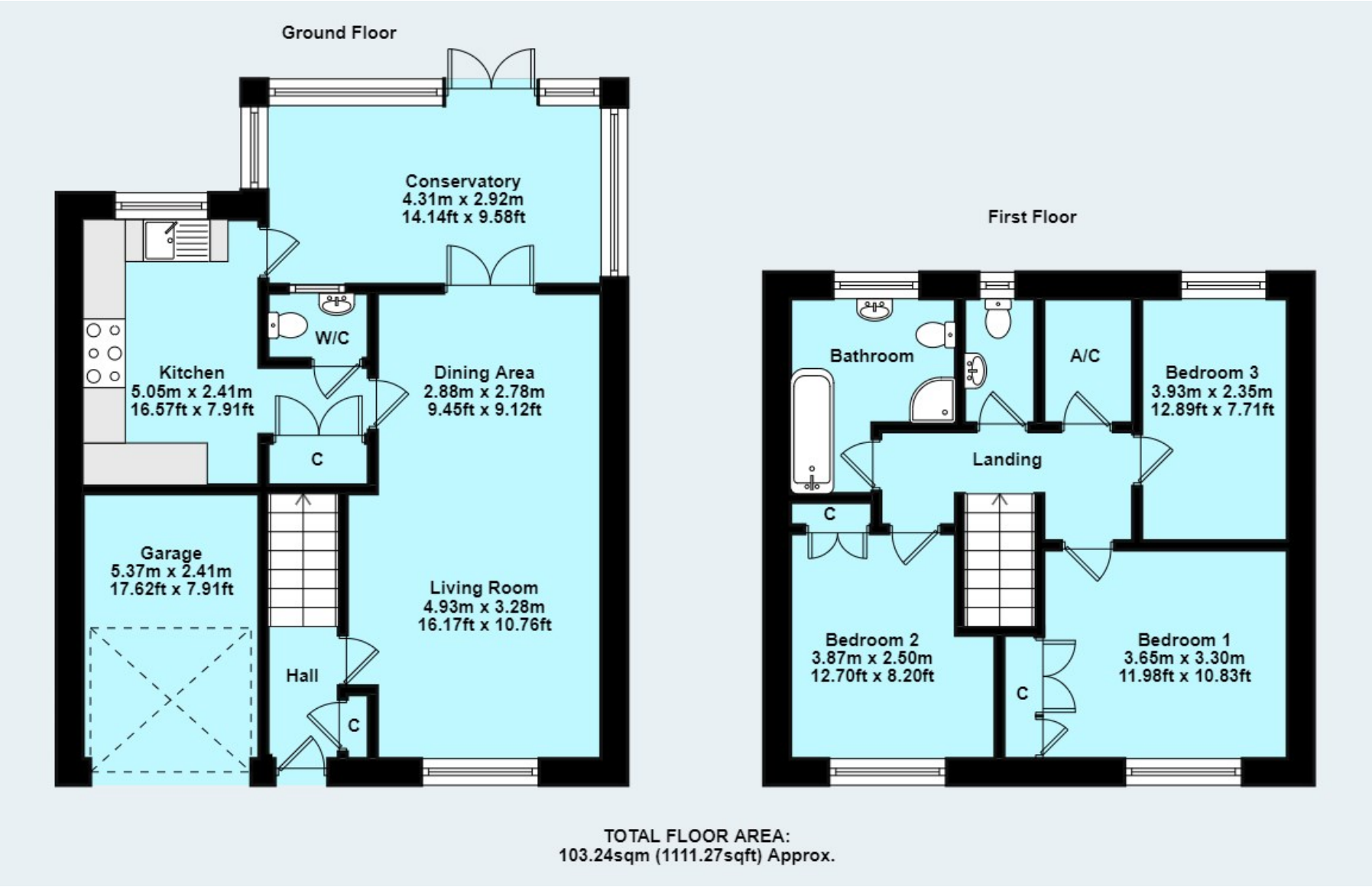
Williton TA4 4RB

Price £269,950 Freehold

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			EPC

Wilkie May & Tuckwood

Floorplan


Ground Floor
Conservatory
4.31m x 2.92m
14.14ft x 9.58ft
W/C
Kitchen
5.05m x 2.41m
16.57ft x 7.91ft
Dining Area
2.88m x 2.78m
9.45ft x 9.12ft
C
Garage
5.37m x 2.41m
17.62ft x 7.91ft
Living Room
4.93m x 3.28m
16.17ft x 10.76ft
Hall
C
First Floor
Bathroom
A/C
Bedroom 3
3.93m x 2.35m
12.89ft x 7.71ft
Landing
C
Bedroom 2
3.87m x 2.50m
12.70ft x 8.20ft
C
Bedroom 1
3.65m x 3.30m
11.98ft x 10.83ft
TOTAL FLOOR AREA:
103.24sqm (1111.27sqft) Approx.

Description

A well presented, semi detached 3 bedroom family home situated within level walking distance to local amenities and benefitting from solar panels, garage, off road parking and gardens to the front and rear.

- Garage
- Off Road Parking
- Conservatory
- Gardens to Front & Rear
- Walking Distance to Amenities

The property comprises a semi-detached family home of traditional construction with rendered elevations under a tiled roof. The property benefits from a garage, off road parking, Solar Panels (Leased) and a very generous rear garden. The home will be found in excellent order throughout and is within level walking distance to the local amenities of Williton. Internal viewings are highly recommended.

The accommodation in brief comprises; Front door into; Entrance Hall with storage cupboard and stairs rising to the first floor, door into; Living Room with an aspect to the front and rear, gas fire with marble surround, TV point, telephone point and a door into the Conservatory and; Inner Hall with a generous storage cupboard, door into; Cloakroom comprising a low level WC, corner wash basin with a tiled splashback and hot and cold taps over. Kitchen with a range of modern wall and base units under a rolled edge work surface, stainless steel sink and drainer incorporated into work surface with hot and cold mixer tap over, tiled splashbacks, integrated fridge, integrated freezer, space for range cooker, space and plumbing for washing machine, Vaillant gas fired boiler for central heating. uPVC Conservatory with doors to the rear garden and a radiator.

To the First Floor: Landing with hatch to loft space with a ladder, light and partly boarded, airing cupboard with slatted shelving and housing the hot water cylinder. Bedroom 1 with an aspect to the front, built in wardrobes and TV point; Bedroom 2 with an aspect to the front and built in wardrobes; Bedroom 3 with an aspect to the rear; WC comprising wash basin with tiled splash back and hot and cold taps over and a low level WC; Family Bathroom comprising corner shower unit with mains shower over, Bath with hot and cold mixer tap and shower attachment, pedestal wash basin with hot and cold mixer tap over, low level WC, extractor fan and heated towel rail.

OUTSIDE: To the rear of the property the garden is predominantly laid to lawn and patio with mature flower and shrub borders, Hot Tub with a hot tub shelter over, greenhouse, 2 sheds , outside tap, outside power points and a vegetable bed. There is also a garage with power and lighting, electric door and internal vacuum filter. To the front of the property there is off road parking for two vehicles and a small lawned area.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is a garage and off road parking at this property.

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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