



Aller Mead Way

Williton, TA4 4RE

£295,000 Freehold



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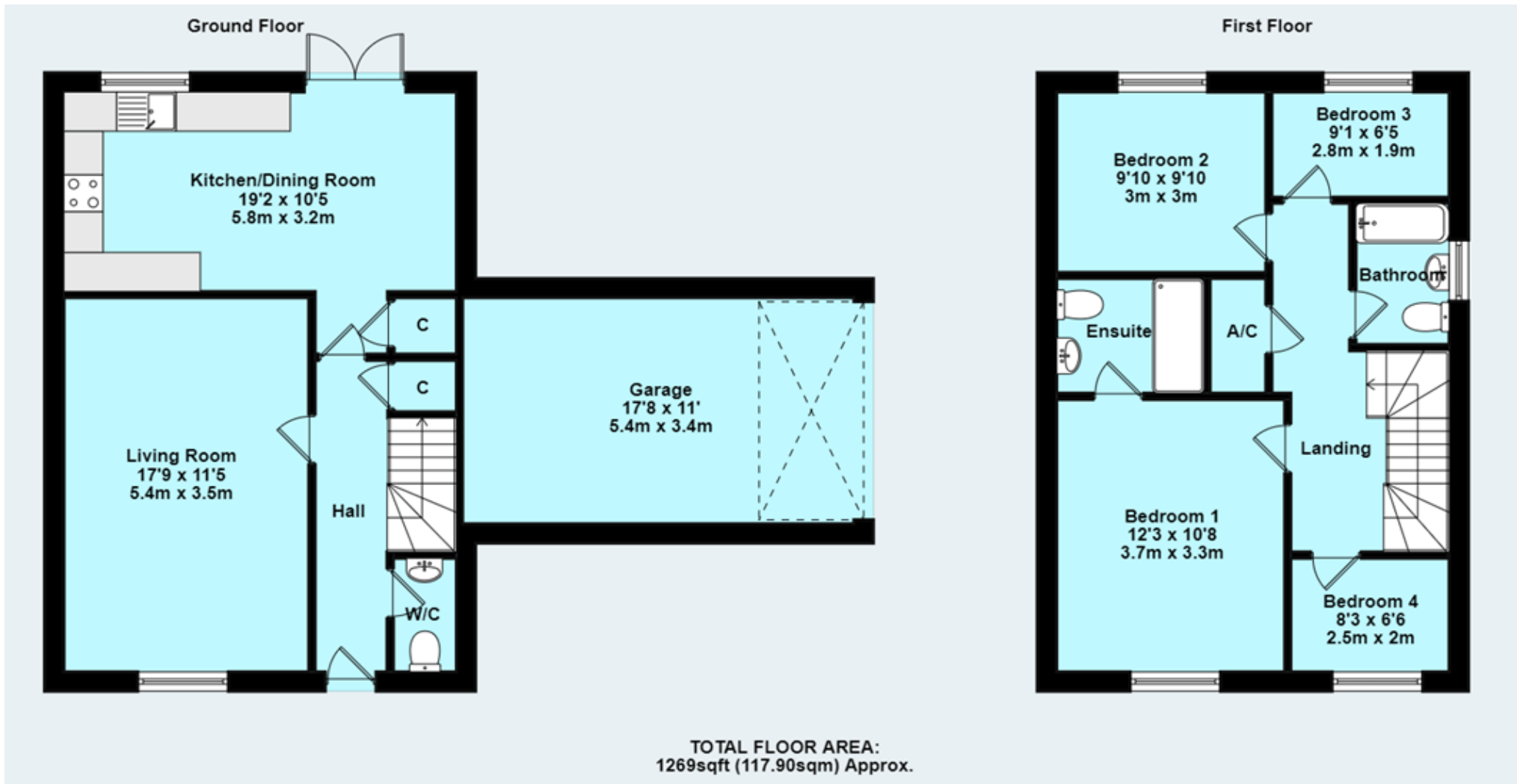
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EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

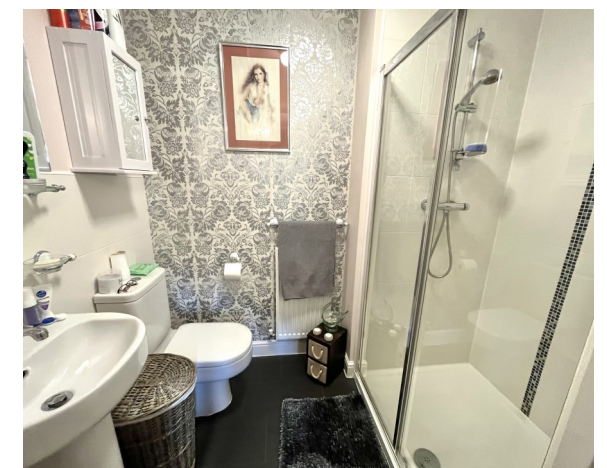
A modern 4 bedroom semi-detached house with countryside views, solar thermal heating, garage and off road parking.

- Semi Detached
- 4 Bedrooms
- Well Presented Throughout
- Countryside Views
- Garage & Off Road Parking

This modern semi-detached house is of traditional brick and block construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and solar thermal heating. The property will be found in immaculate show home condition throughout and viewings are highly recommended.

The accommodation in brief comprises; composite door into Entrance Hall; with wood effect laminate flooring, understairs storage cupboard, burglar alarm pad. Downstairs WC;

with wood effect laminate flooring, WC, pedestal wash basin. Living Room; bay window with aspect to front, Tv point. Kitchen/Dining Room; aspect to rear, patio doors to the rear garden, a range of oak effect kitchen cupboards and drawers under a granite effect worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashback, 5 ring gas hob with extractor fan over, double electric oven under, space and plumbing for washing machine, space and plumbing for dishwasher, space for American fridge-freezer, ample room for dining table, full height storage cupboard with shelving.



OUTSIDE: Single Garage; with up and over door, power and lighting, parking space adjacent. The rear garden is low maintenance, laid to astroturf and paving enjoying a good degree of privacy with timber shed.

SERVICE CHARGE: The property is subject to an annual service charge of £155.00 per annum for maintenance of the communal areas.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4 4QA

Council Tax Band: C

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared January 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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.



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