

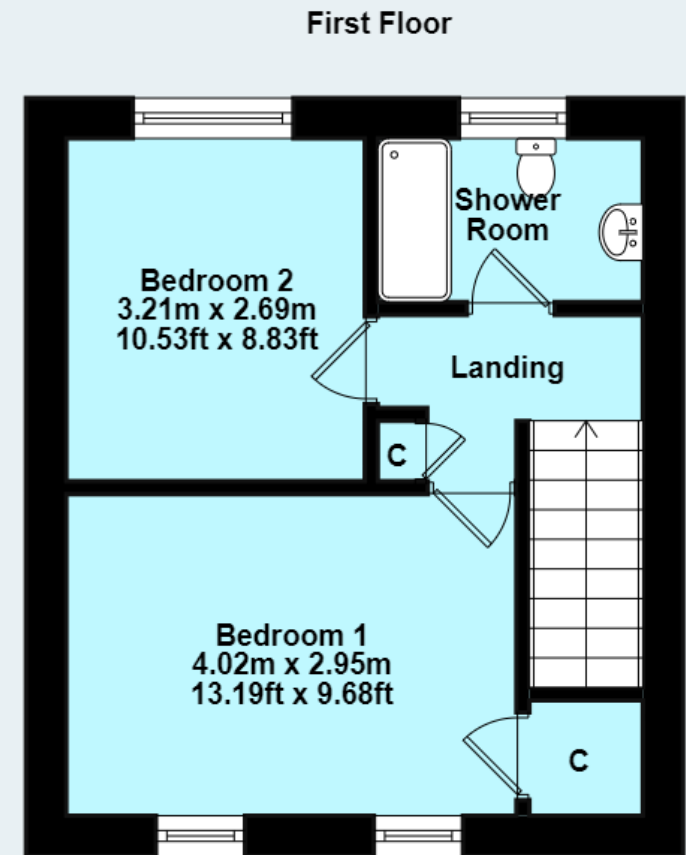
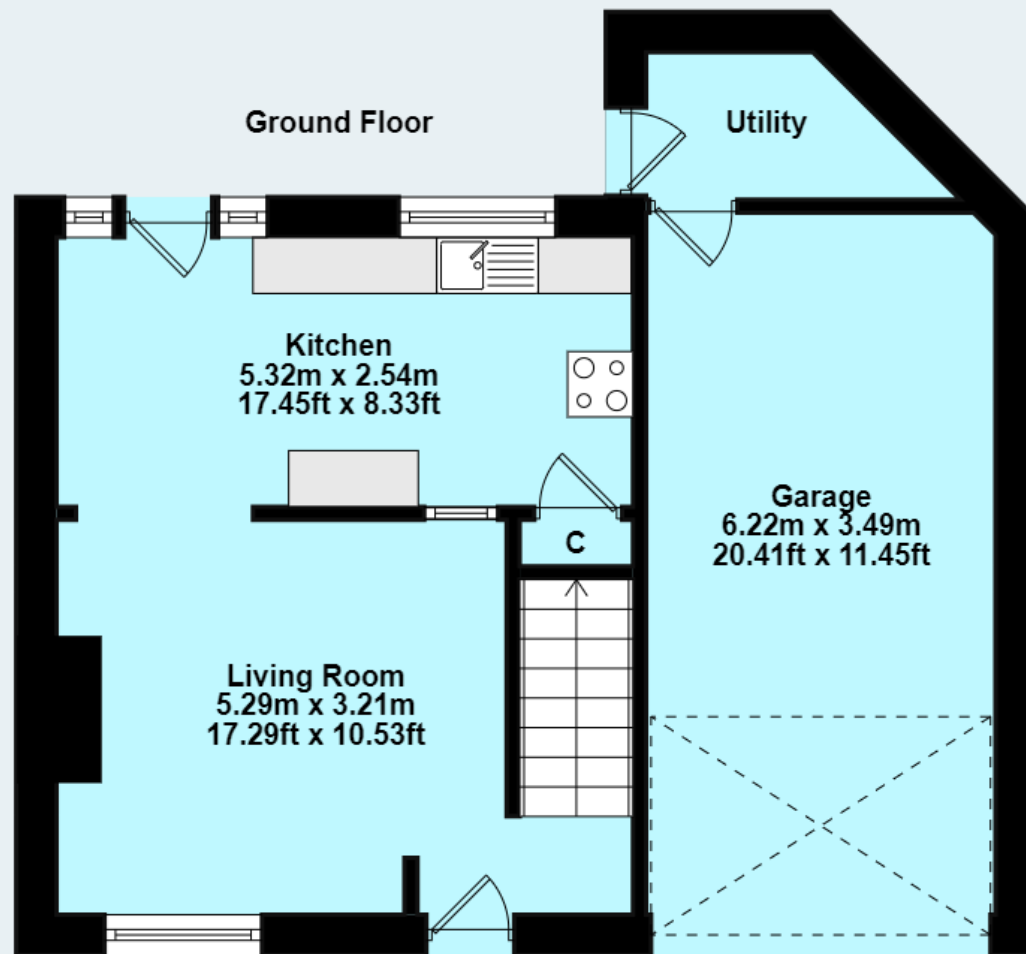


Doniford Road,
Williton, TA4 4SE
Fixed Price £220,000
Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
83.89sqm (967.57sqft) Approx.
Includes Garage

Description

A spacious two bedroom end of terrace family home with garage and generous garden – No Onward Chain.

- End of Terrace
- 2 Bedrooms
- Off Road Parking
- Gas Fired Central Heating
- In Need of Some Cosmetic Modernisation

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an ex-local authority end of terrace house of traditional brick and block construction with reconstructed stone elevations under a tiled roof with the benefit of double glazing and gas central heating. The property benefits from off road parking, an extended garage/utility room and generous level garden. The property is in need of some modernisation and is available with No onward chain.

The accommodation in brief comprises; glazed door into Living Room; with aspect to front, gas coal effect fire inset into chimney breast, TV point, telephone point, under stairs storage cupboard. Archway into Kitchen/Breakfast Room; with aspect to rear, basic range of wooden painted cupboards and drawers under a solid oak worktop with inset 1½ bowl stainless steel sink and drainer, mixer tap over, solid wood flooring, space for gas cooker, under stairs pantry cupboard, wall mounted Worcester combi boiler for central heating and hot water, space for under counter fridge. Stairs to first floor Landing; with hatch to roof space, linen cupboard. Bedroom One; aspect to front, recessed cupboard over stairs. Bedroom Two; aspect to rear. Shower Room; with shower tray and thermostatic mixer shower over, low level WC, pedestal wash basin.



OUTSIDE: The property is approached via a five-bar timber gate leading to off road parking for two vehicles with side access to the rear garden with a generous patio area, an outbuilding with power, outside WC and access into the Garage/Utility Room; with space and plumbing for a washing machine, space for tumble dryer, wash basin and up and over door to the front. The remainder of the garden is laid to lawn with pedestrian rear gated access.



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 Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

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 November 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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