



Blacksmith Close,

Williton, TA4 4AX

Price: £179,950

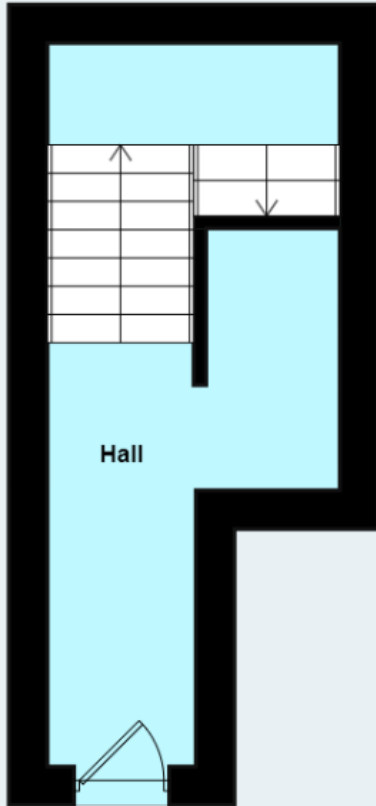
Freehold

			
2	1	2	EPC

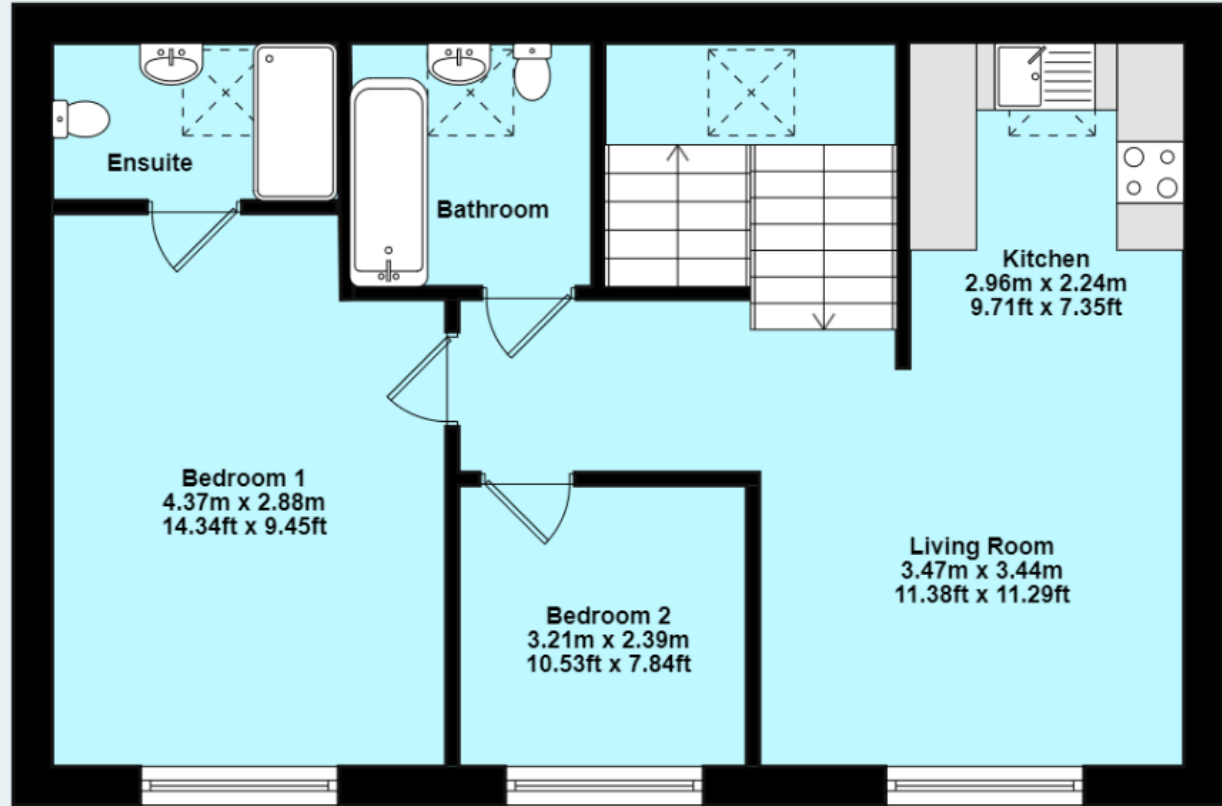
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
58.85sqm (633.46sqft) Approx.

Description

An immaculately presented modern 2 bedroom coach house with No Onward Chain.

- No Onward Chain
- Garage
- Allocated Parking Space
- Close to Local Amenities
- Gas Fired Central Heating

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a two bedroom coach house situated on a small development in the popular village of Williton, benefitting from solar thermal water heating, gas central heating, double glazing and No Onward Chain. The property was built by Messrs. Summerfield Homes and is of traditional brick and block construction with local sandstone elevations under a slate roof with the benefit of a garage and allocated parking space.

The accommodation in brief comprises; composite door into Entrance Hall; squared archway to open fronted Utility Area; space and plumbing for washing machine, space for tumble dryer. Stairs to first floor Landing; hatch to roof space. Opening into Kitchen/Living Room; aspect to front, TV point, fitted range of walnut coloured cupboards and drawers under a rolled edge granite effect worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, four ring gas hob, extractor fan over, fitted electric oven under, space for slimline dishwasher, space for tall fridge-freezer, cupboard housing wall mounted Baxi boiler for central heating and hot water, Velux window. En-Suite Master Bedroom; aspect to front, TV point, telephone point. Door into En-Suite Shower Room; shower cubicle with tiled surround and thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, light and shaver point, Velux window. Bedroom 2; aspect to front, TV point. Bathroom; with white suite comprising panelled bath, tiled surrounds, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, heated towel rail.

OUTSIDE: The property has the benefit of a single Garage; with up and over door, power and lighting with a door leading into the airing cupboard with hot water cylinder and immersion switch and as noted previously, the benefit of solar thermal heating. As well as an allocated parking space to the front.

AGENTS NOTE: The furniture and contents of the property are available by separate negotiation.





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 August 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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