

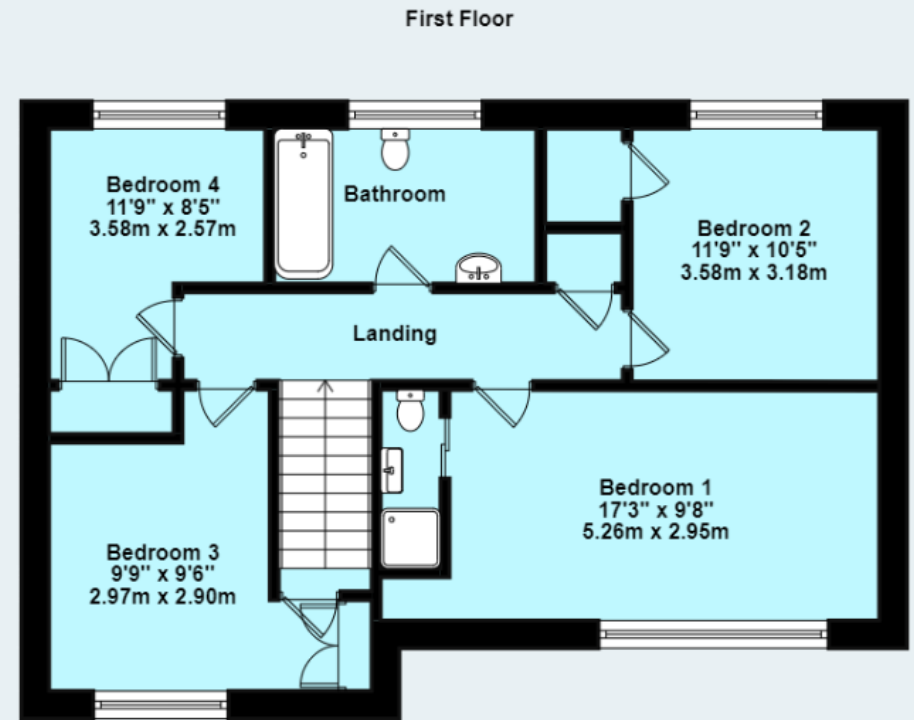
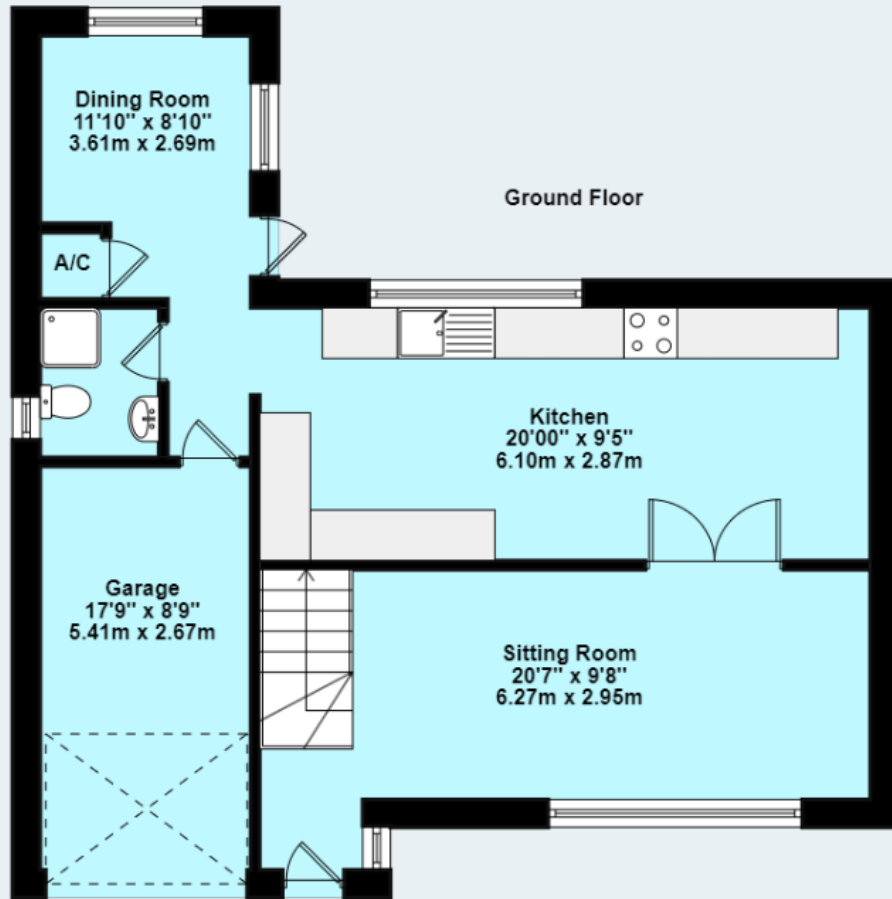


Half Acre
Williton, TA4 4NX
£355,000 Freehold

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4	2	3	EPC

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
1546sqft (143.60sqm) Approx.

Description

A well presented and modernised detached 4 bedroom family home within easy walking distance of the village centre.

- 4 Bedrooms
- Off Road Parking
- New Kitchen/Bathrooms
- Level & Convenient Location
- Ground Floor Wet Room

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached family home built in the 1970s of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has been modernised by the current owners with the installation of a new kitchen and bathroom along with internal and external decoration throughout. The property is situated in a level and convenient position, close to the village centre and its comprehensive amenities and viewings are strongly advised.

The accommodation in brief comprises; uPVC door into Entrance Porch. Sliding door into Sitting Room; aspect to front, TV point, telephone point. French doors into Kitchen; with aspect to rear with a newly fitted kitchen comprising an excellent range of cream cupboards and drawers under a wood effect rolled edge worktop with tiled splashbacks and inset 1 ½ bowl stainless steel sink and drainer, eye level electric double oven, integrated dishwasher, space for tall fridge-freezer.



Squared archway to Rear Hall, leading to the Dining Room; double aspect, door to garden, boiler cupboard housing Baxi boiler for central heating and hot water. Ground floor Wet Room; with shower area with thermostatic mixer shower over, low level WC, pedestal wash basin. Personal door from the hallway to the Garage; with light and power, up and over door.

Stairs to the first floor Landing from the sitting room; hatch to roof space, airing cupboard with modern foam lagged tank with immersion switch and wood slat shelving over. En-Suite Master Bedroom; aspect to front. Pocket door to En-Suite Shower Room; shower cubicle, panelled walls, electric Mira shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Bedroom 2; aspect to front, 2 x built in double wardrobes. Bedroom 3; aspect to rear, built in single wardrobe. Bedroom 4; aspect to rear, built in double wardrobe. Family Bathroom; with white suite, part tiled walls, panelled bath, mixer shower attachment, low level WC, wash basin, heated towel rail.



OUTSIDE: The property is approached via 5 bar timber gates leading into the tarmacadam off road parking area with space for 2-3 vehicles with the remainder of the garden laid to lawn with planted borders. There is side access leading to the rear garden which enjoys a sunny aspect and a good degree of privacy, is laid to patio and plays host to an established magnolia.



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: E

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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