



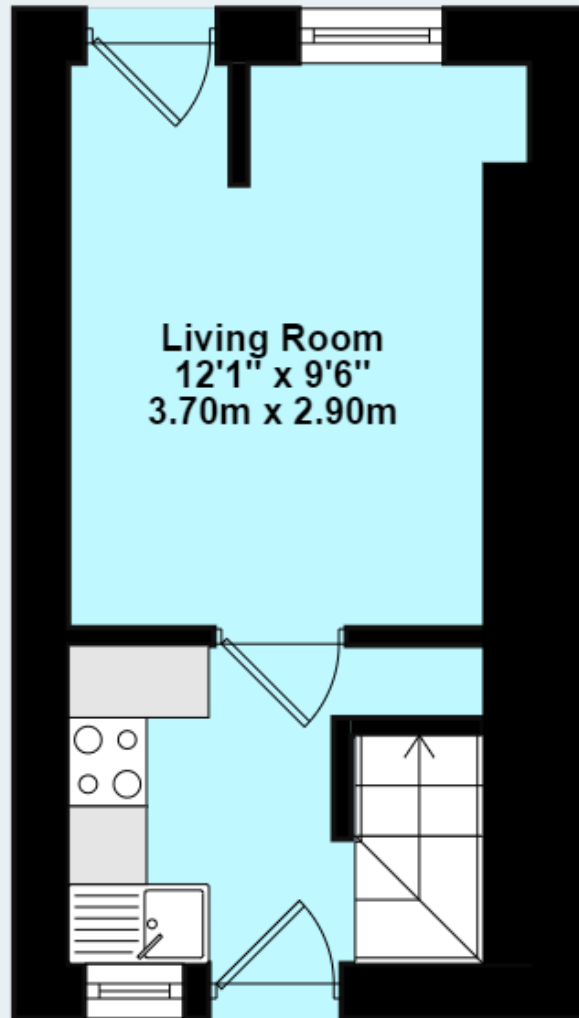
**Long Street,**  
Williton, TA4 4QU  
£139,950 Freehold

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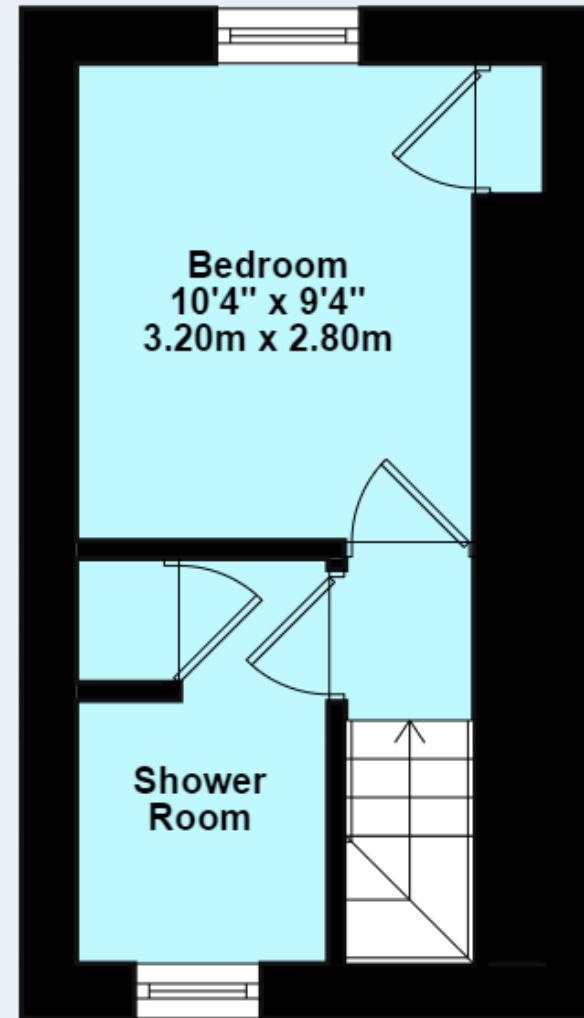
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor





# Description

A charming one bedroom terraced character cottage ideally suited for first time buyers and investors with No Onward Chain.

- Terraced
- 1 Bedroom
- No Onward Chain
- Close to Amenities

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a one bedroom terraced cottage situated in the popular village of Williton within level walking distance of its comprehensive amenities and transport links. The property is available with No Onward Chain and would ideally suit a first time buyer or investor. The cottage is built of traditional construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing.

The accommodation in brief comprises; half glazed uPVC door into Sitting Room; with aspect to front, wood burner inset into chimney breast with tiled hearth, telephone point. Door into Kitchen; with aspect to rear, door to rear garden, solid wood kitchen cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, tiled splashbacks, space for electric oven, space and plumbing for washing machine, under stairs storage, space for tall fridge-freezer. Stairs to first floor Landing. Bedroom; with aspect to front, built in cupboard. Shower Room; aspect to rear, white suite comprising corner shower cubicle, tiled surround, electric Mira shower over, low level WC, pedestal wash basin, built in cupboard.

**OUTSIDE:** The property benefits from a good sized rear garden with shed. The garden is laid mainly to paving with planted borders.





### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** A

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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