

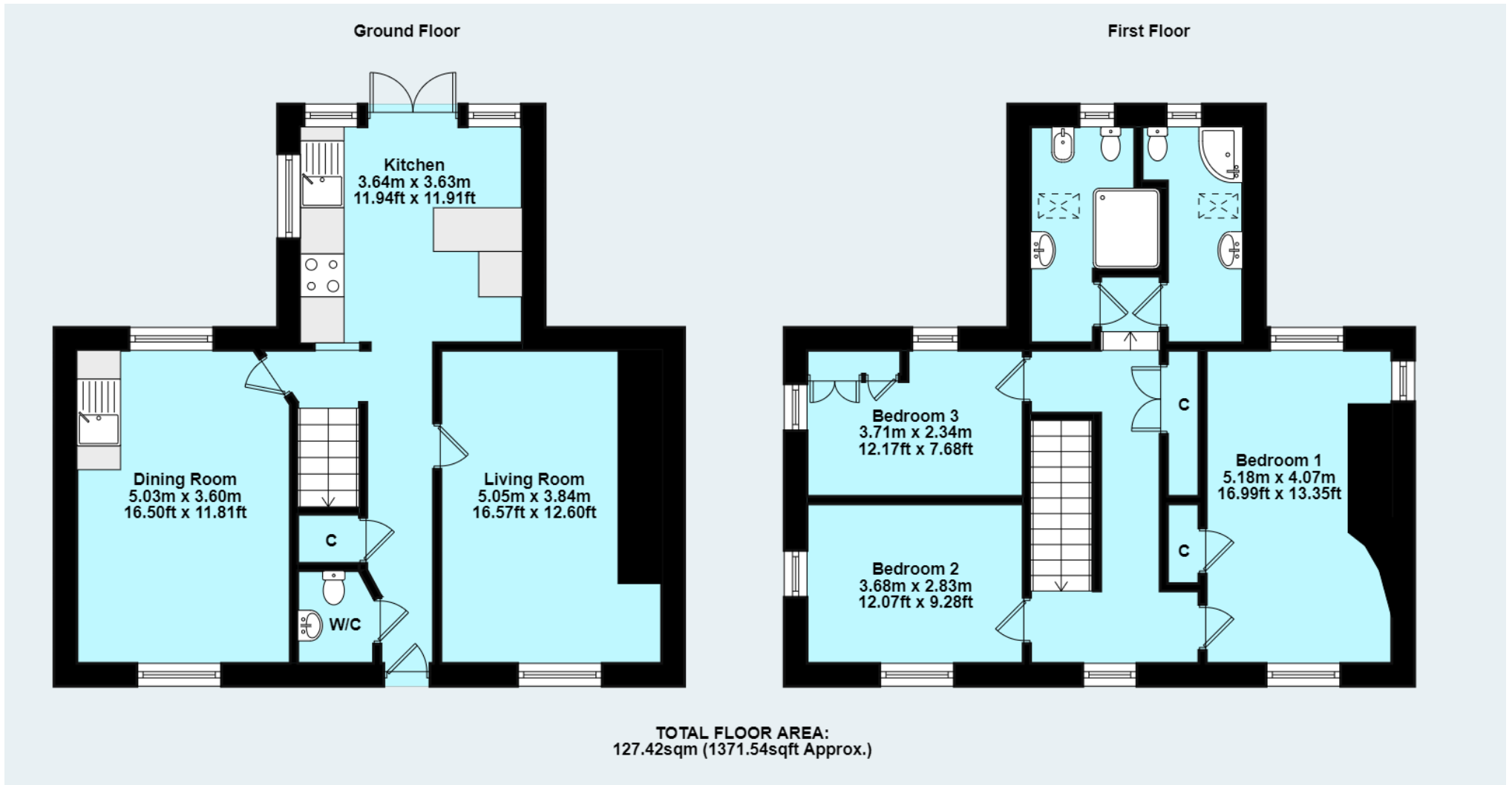


**Half Acre,**  
Williton, TA4 4NX  
£399,950 Freehold

			<b>D</b>
3	2	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A beautifully presented three bedroom, two bathroom detached cottage with large gardens in the centre of Williton.

- Character Cottage
- 3 Bedrooms
- Close to Amenities
- Gas Fired Central Heating
- Generous Rear Garden

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a fully refurbished detached cottage of immense charm and quality situated in the centre of Williton with easy access to its comprehensive amenities and transport. The accommodation has been meticulously improved and updated by the current owners to include a full rewire, installation of new kitchens, bathrooms and hard wood windows and doors throughout, together with pine internal doors and oak beam detailing.

The accommodation in brief comprises, hard wood door into Entrance Hall; with tiled floor, under stairs storage cupboard. Door into Downstairs WC; tiled floor, low level WC, wash basin, heated towel rail. Sitting Room; with aspect to front, tiled floor, large inglenook fireplace with inset multifuel wood burner, original bread oven, reclaimed wooden beam over, stone hearth, TV point. Kitchen/Breakfast Room; with double aspect, tiled floor, French doors to rear garden, range of fitted cream shaker style cupboards and drawers under a wood effect work top with inset stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob and extractor fan over, integrated fridge-freezer, space and plumbing for dishwasher, space and plumbing for washing machine, breakfast bar. Dining Room; with double aspect, oak solid flooring, basic range of wooden fitted kitchen units under a solid oak worktop with inset Belfast sink with mixer tap over, Nordica hardwood 18 kilowatt range oven for cooking, hot water and heating, oak peg beams and ceiling beams. Stairs to first floor from the entrance hall. Landing; with aspect to front, shallow double cupboard. Bedroom One; triple aspect, built in single wardrobe, pocket window with views to the Quantock Hills. Bedroom Two; double aspect. Bedroom Three; double aspect with built in cupboard and built in airing

cupboard housing large water cylinder (solar ready) with immersion switch. Bathroom; with pine flooring, Velux window with views to the Quantock Hills, corner bath, tiled surround, pedestal wash basin, low level WC, heated towel rail. Shower room; with pine flooring, low level shower tray with thermostatic mixer shower over, low level WC, bidet, pedestal wash basin, Ideal boiler for central heating and hot water, heated towel rail.



**OUTSIDE:** The property has restricted side access providing off road parking for small vehicles, leading into the large level gardens which are approximately 180ft in length, divided into several sections and laid mainly to lawn with planted borders and raised vegetable beds, playing host to a number of fruit trees and specimen trees. The gardens are walled on both sides and include a timber shed and garden store.



#### 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:** D

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.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

