



Doniford Road,
Williton Somerset, TA4 4SE

**WILKIE MAY
& TUCKWOOD**

A well presented two bedroom terraced house with gas central heating, uPVC double glazing, and No Onward Chain available to purchase as an investment.

DESCRIPTION: The property comprises a terraced house 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 is brought to the market as an investment opportunity with the current tenants paying £675 per calendar month and on a rolling term of an initial Assured Shorthold Tenancy.

ACCOMMODATION: Part glazed uPVC door into Sitting Room; aspect to front, under stairs storage cupboard, telephone point. Kitchen/Dining Room: aspect to rear, painted kitchen cupboards and drawers under a rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, tiled splashback, space for electric oven with extractor fan over, space and plumbing for washing machine, Worcester wall mounted combi boiler for central heating and hot water, space for tall fridge/ freezer, space for dining table. Stairs to first floor from Sitting Room: landing with hatch to roof space, linen cupboard. Bedroom 1: aspect to front. Bedroom 2: aspect to rear, views to the Quantock Hills. Family Bathroom: white suite comprising panelled bath with tiled surround, electric mixer shower over, low level WC, pedestal wash basin.

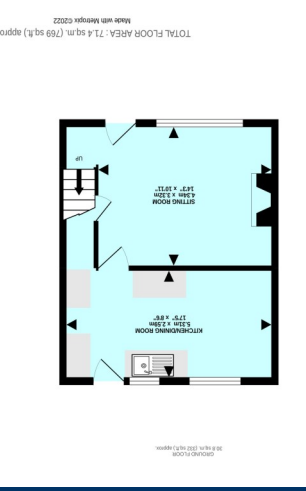
OUTSIDE: To the front of the property there is a small area of lawn. To the rear of the property there is a good sized garden laid mainly to lawn, with fenced boundaries and a good sized patio seating area. There is also a purpose built store with power.

DIRECTIONS: From our office, proceed towards the railway bridge, turn right onto Brendon Road and follow the road for approximately 1/2 a mile and turn left onto Five Bells, follow the road until you reach the Masons Arms pub where you should bear left onto Doniford Road, where the property will be found approximately 200 metres along on your right hand side.

LOCATION: The property is situated in the centre of West Somerset in the village of Williton which offers an extensive range of facilities including, doctors surgery, bank, post office, primary and middle schools, filling station, supermarkets, library, pubs, hairdressers, community hospital etc. Nested between Exmoor National Park and the Quantock Hills, Williton is well situated for easy access to the M5 motorway, the county town of Taunton with it's national rail links, Bristol Airport, is easily commutable and the beaches of Blue Anchor, Minehead and Watchet are within a short driving distance. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Williton and all local stations on route. The beautiful countryside of Exmoor National Park and The Quantock Hills is within a short driving distance, an area of outstanding natural beauty with wooded combs and river valleys, open moorland, pretty villages and a dramatic coastline, the area offers unrivalled walking.

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 purchasers 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, references 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 warranties 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 should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 5b 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. 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.

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 details prepared September 2022.



TOTAL FLOOR AREA - 71.4 sq.m. (769 sq.ft.) approx. Made with MyHome 2022

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Williton | Somerset | TA4 4SE
Price: £225,000

GENERAL REMARKS AND STIPULATION

Tenure: Freehold
Council Tax Banding: B
Energy Rating: C



WILKIE MAY & TUCKWOOD

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