



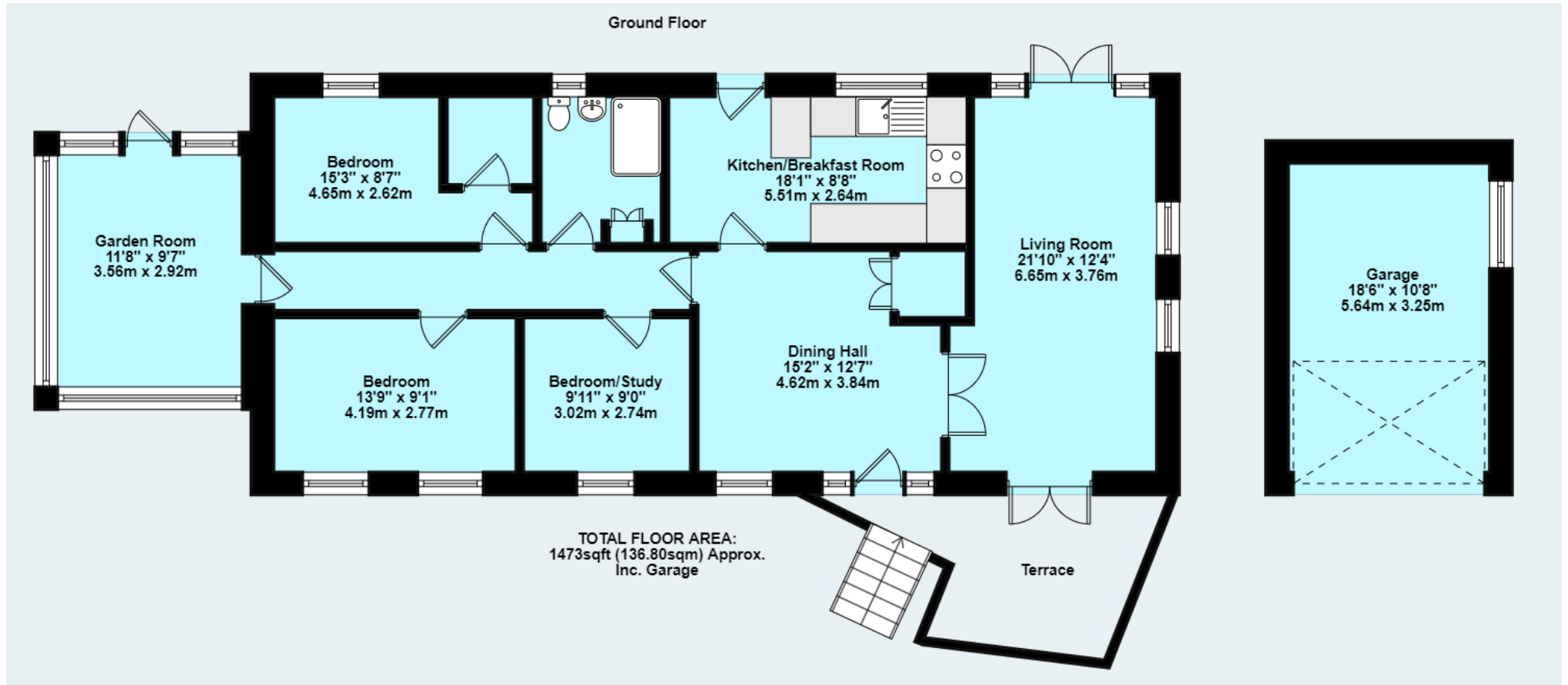
Tower Hill

Williton, TA4 4NT
£410,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

An exceptionally well presented and spacious three bedroom detached bungalow with countryside and sea views situated within easy walking distance of the village centre.

- Detached
- 3 Bedrooms
- Modern Fittings
- Close to Amenities
- Viewings Recommended

THE ACCOMMODATION COMPRISES IN BRIEF: The property is of traditional brick and block construction with rendered elevations under a tiled roof and has the benefit of full uPVC double glazing, gas central heating and modern fittings throughout to include kitchen, shower room and garden room with warm roof system. The property occupies a private setting within easy reach of the village amenities, viewings are highly recommended to appreciate the excellent quality of the accommodation on offer.

The accommodation comprises; part glazed uPVC door into Dining Room; aspect to front, telephone point, airing cupboard with foam lagged tank, immersion switch and wood slat shelving over, hatch to roof space with fold down ladder. Sitting Room; with triple aspect, living flame gas coal effect fire with marble hearth and surround, patio doors to both ends of the room with access at the front to the balcony, enjoying views to The Bristol

Channel and the surrounding farmland, TV point. Kitchen/Breakfast Room; aspect to rear excellent range of cream shaker style cupboards and drawers under a marble effect squared edge worktop with inset 1 ½ bowl ceramic sink and drainer, mixer tap over, space for electric cooker with extractor fan over, space for tall fridge-freezer, space and plumbing for washing machine, space for tumble dryer or dishwasher, breakfast bar, wall mounted Worcester boiler for central heating and hot water. Rear hallway. Bedroom 1; aspect to front, TV point, telephone point. Bedroom 2; aspect to rear, walk in Dressing Room (previously this room was an en-suite toilet and the plumbing facilities are still in place). Bedroom 3; aspect to front. Shower Room; recently renovated and comprising marble effect panelled walls, large low level shower cubicle with thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Garden Room; with a pleasant aspect over the garden with radiators and Anglian warm roof system.



OUTSIDE: The property is approached over a private lane and has its own driveway affording off road parking for up to three vehicles, leading to the Garage; with up and over door, power and lighting. The gardens are well tended and stocked, comprising mainly lawn with planted borders with a number of established shrubs and trees and fish pond. The rear gardens enjoy a south facing aspect with level vegetable beds backing onto woodland.



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

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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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