

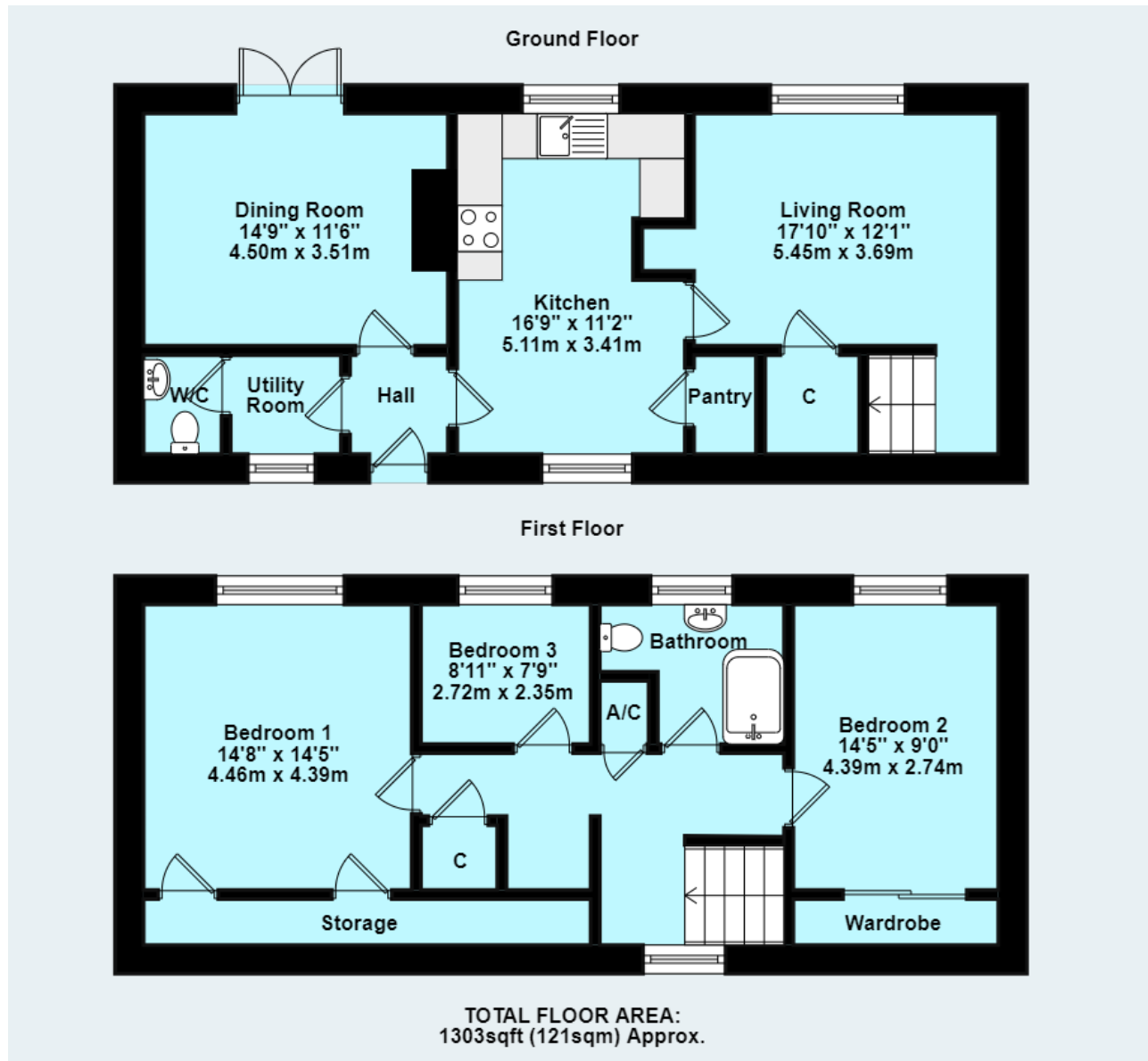


Limpetshell Lane,
Williton, TA4 4QR
£310,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A deceptively spacious three bedroom, two reception room cottage situated in a quiet tucked away position with large garden in the popular village of Williton.

- Semi Detached
- 3 Bedrooms
- Large Garden
- Popular Village Location
- Well Presented

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached cottage of stone construction under a tiled roof with the benefit of full uPVC double glazing, and electric heating. The cottage will be found in good order throughout and will appeal to those seeking a property in a quiet, yet convenient location within walking distance of amenities. The gardens in particular are generous, and viewings are highly recommended by the sole selling agents to appreciate.

part glazed uPVC door into Entrance Hall; with wood effect laminate flooring, door into Utility Room; space and plumbing for a washing machine, space for tumble dryer over, space for tall fridge/freezer, door into Downstairs WC; low level, wash basin inset into double cupboard, shaver point. Dining Room; with double aspect, wood effect laminate flooring, woodburner on a tiled hearth, patio doors to rear garden. Kitchen; with double aspect, range of beech coloured cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, space for range oven with reclaimed oak beam over, space and plumbing for a dishwasher, pantry cupboard. Sitting Room; with aspect to rear garden, cupboard under stairs, Tv point, door to front pedestrian access, stairs to first floor landing; recessed storage area, linen cupboard with shelving. Principal Bedroom; with airing cupboard and modern foam lagged cylinder and immersion switch, aspect overlooking the garden, built in eaves storage cupboards, hatch to roof space. Bedroom 2; aspect to rear, hatch to roof space, built in wardrobe. Bedroom 3; with aspect to rear, hatch to roof space, TV point.

The gardens enjoy a sunny aspect, and have a paved seating area with the remainder laid to lawn incorporating a large decking platform with timber summerhouse.

OUTSIDE: The property is just one of four, situated in a quiet tucked away position down a no through lane, within easy walking distance of the village centre and its comprehensive amenities. The cottage benefits from one off road parking space and pedestrian access to the garden which are a real feature of the property. The gardens enjoy a sunny aspect, and have a paved seating area with the remainder laid to lawn incorporating a large decking platform with timber summerhouse.





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. TAI 1HE.

Council Tax Band: D

Parking: There is off road parking at the property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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 March 2024. 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

