

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Bakers Cottage

32 Robert Street, Williton, Taunton, TA4 4QL



A substantial and unique detached cottage situated on a generous private plot in the centre of the village of Williton with views and No Onward Chain.

The property comprises an extended detached 3 bedroom cottage situated in the centre of the popular village of Williton. The property is unique in its layout and stands in beautiful cottage style walled gardens backing onto Williton's memorial grounds and enjoys far reaching views to The Quantock Hills. The property has gas central heating, timber framed double glazing, solar thermal hot water and solar panels. Furthermore, a rarity being in the centre of the village, it has a double garage with off road parking space in front and is available with No Onward Chain.

ACCOMMODATION



The accommodation in brief comprises; glazed door into Entrance Porch. Glazed wooden door into Entrance Hall; with boiler cupboard housing Baxi gas fired boiler for central heating and hot water.

Squared archway into Garden Room; with glazed timber framed panels, power and heating.

Door into Sitting Room; with triple aspect and far reaching views to The Quantock Hills, stone faced fireplace with inset wood burner on a stone hearth, TV point.

Door into Study; with double aspect, telephone point.

Door into Utility Room; with door to rear garden, double cupboard, single cupboard, basic range of

white kitchen cupboards under a rolled edge worktop with inset stainless steel sink and drainer, space and plumbing for washing machine, space for tall fridge-freezer. Inner Hall with door into

Downstairs WC; with low level WC, wash basin with tiled splashback, adjacent understairs storage cupboard.

Kitchen/Dining Room; with double aspect, good range of cream coloured shaker style kitchen cupboards and drawers under a squared edge marble effect worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, eye level electric double oven, four ring induction hob with extractor hood over, space and plumbing for



dishwasher, space for tall fridge-freezer, ample room for dining table, recessed cupboard with shelving.

Bedroom 3; aspect to side with far reaching views to The Quantock Hills, wash basin with tiled splashback.

Stairs to First Floor Landing.

Family Bathroom; with shower cubicle with tiled surround, electric Mira shower over, low level WC, wash basin inset into vanity unit, shaver point, heated towel rail, hatch to principle roof space.

Door into En-Suite Master Bedroom; with large Dressing Room; with aspect to side, telephone point, airing cupboard housing the hot water cylinder with solar thermal connection and immersion switch, built in wardrobe with sliding doors. Door into Shower Room; with corner shower cubicle, tiled surround, electric Mira shower over, pedestal wash basin, low level WC, heated towel rail. Door into Bedroom; with double aspect, hatch to secondary roof space, built in wardrobe with sliding doors, eaves storage, far reaching views to The Quantock Hills and over Williton Memorial Ground.

Bedroom 2; aspect to side and far reaching views to The Quantock Hills.

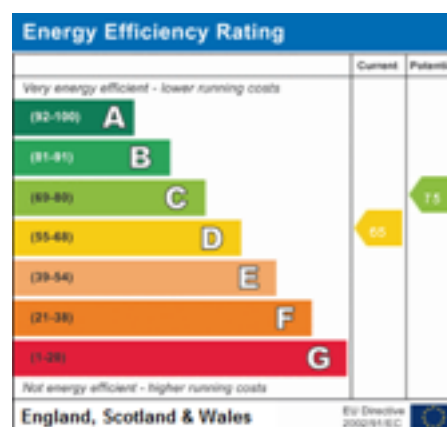


OUTSIDE

As noted earlier, the property benefits from off road parking with access to the Double Garage; with one electric up and over door, power and lighting, personal door to garden and personal door to a covered log store. The gardens are a particular feature of the property with an immediate attractive brick paved courtyard and a pathway leading to the remainder of the garden which is laid to lawn with a number of planted beds, playing host to colourful plants and shrubs. Established mature hedging and stone walls forming the boundaries this garden certainly needs to be seen to truly appreciate it. Also within the garden there is a large timber framed greenhouse, a natural pond, an artist's studio and a number of established apple and fruit trees.

ACCOMMODATION

Entrance Hall
Garden Room
Sitting Room
Study
Utility Room
Inner Hall
Downstairs WC
Kitchen/Dining Room
Stairs to First Floor Landing
En-Suite Master Bedroom
Dressing Room
Bedroom 2
Bedroom 3
Family Bathroom
Double Garage, Gardens & Parking.



GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: E

Parking: There is a double garage and off road parking for one vehicle in front.

Agents Note: We understand the solar and solar thermal panels are owned outright by our clients and they receive a feed in tariff, details of which can be obtained from the sole selling agent.

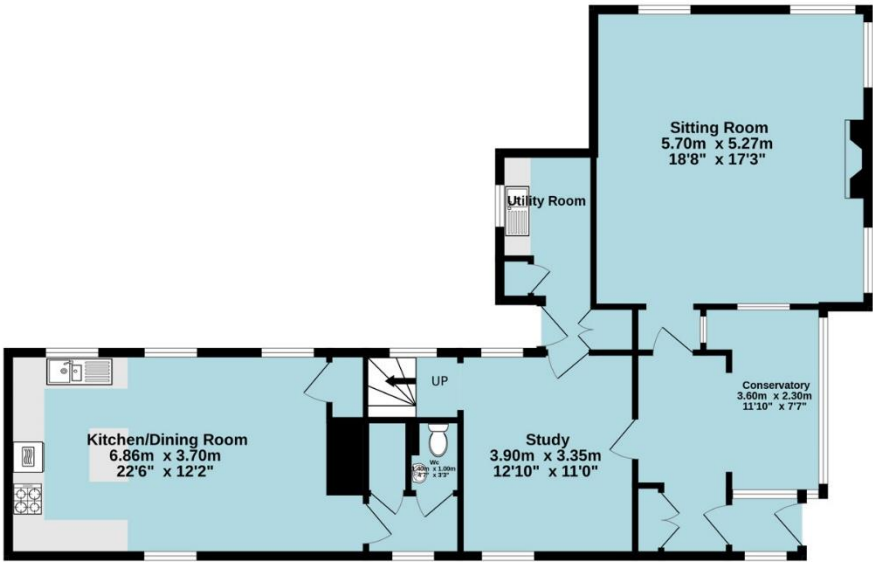
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

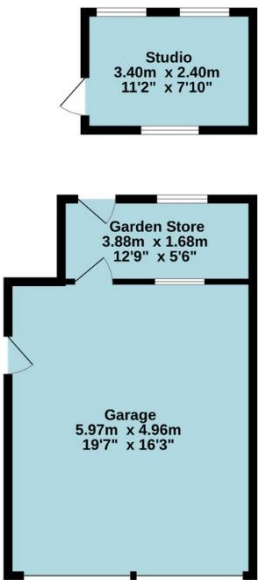
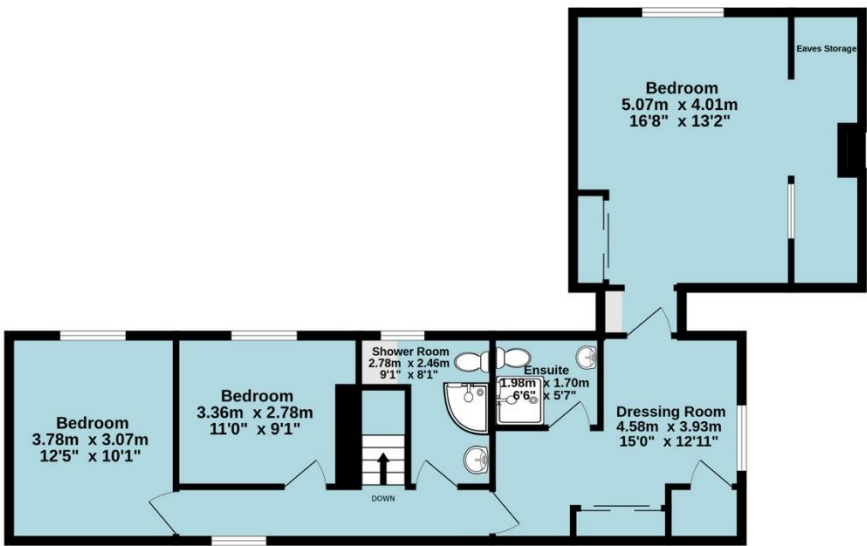
FLOORPLAN

Ground Floor
98.9 sq.m. (1064 sq.ft.) approx.



1st Floor
78.2 sq.m. (842 sq.ft.) approx.

2nd Floor
44.3 sq.m. (477 sq.ft.) approx.



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PRICE: £499,000



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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. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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