

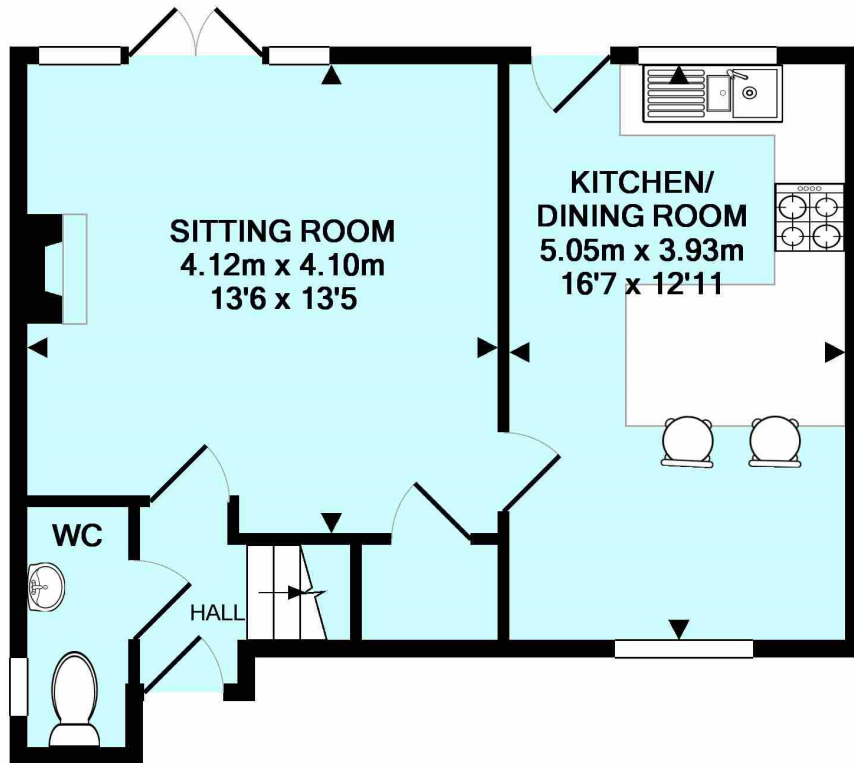


Shutgate Meadow,
Williton, TA4 4TJ.
£275,000 Freehold

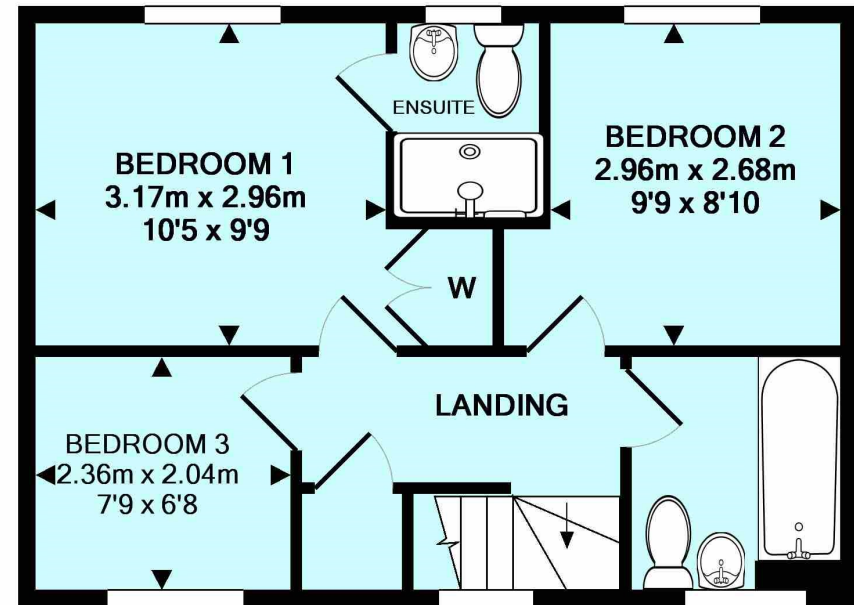
			
3	2	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)
TOTAL APPROX. FLOOR AREA 72.2 SQ.M. (777 SQ.FT.)

Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only, not to scale. Made with Metropix ©2017

Description

A well presented three bedroom modern terraced house, situated on a sought after development within walking distance of the village centre and its amenities. No Onward Chain.

- Terraced
- 3 Bedrooms
- Close to Amenities
- Garage & Off Road Parking
- No Onward Chain

Built by well-respected local developers Summerfield Homes, this house comes to the market having been in the same ownership since it was built. The property will be found in excellent order throughout and is built of traditional brick and block construction, with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating, an En-Suite Master Bedroom, private Gardens and a Garage.

The accommodation in brief comprises; Entrance Hall with burglar alarm pad, door into downstairs WC with WC, wash hand basin with tiled splashback and window to the side. Living Room; has French doors to the sunny rear garden, TV point, telephone point and cupboard under the stairs, door leading to the Kitchen/Dining Room with part tiled floor, room for a dining table, good range of kitchen cupboards and drawers with inset stainless steel sink and drainer, tiled splashbacks, gas Stoves oven with 5 ring gas hob and extractor fan over, space for an under counter fridge, space and plumbing for a washing machine, telephone point and door to rear garden. To the first floor: Landing with airing cupboard and shelving housing the Valliant Combi Boiler door into En-Suite Bedroom, TV point, built in double wardrobe, far reaching views; En-Suite Shower Room with large shower cubicle and mixer shower over, WC, wash hand basin with tiled splashback, light and shaver point over; Bedroom 2 which enjoys a pleasant aspect to the rear and Bedroom 3 has an aspect to the front. The Bathroom is equipped with a white suite comprising panelled bath, WC, wash basin with tiled splashback, shaver point and extractor fan.



OUTSIDE: To the rear of the property there is a fully enclosed sunny rear garden enjoying a south westerly aspect, with good sized paved seating area and the remainder laid to lawn with a timber shed. A personal gate at the rear leads to the Garage and covered car port.



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: C

Parking: There is off road parking and a garage at this 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 June 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

