Foxlands Close

Walton, BA16 9AE

COOPER AND TANNER







Asking Price Of £250,000 Freehold

Welcoming to the market is this well-presented terraced home, offering modern and practical accommodation with off-road parking for two vehicles and a private, low-maintenance rear garden. An ideal home for first time buyers, downsizers and investors.

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ACCOMMODATION:
Upon entering the property, you are welcomed into the entrance hallway, which provides access to the principal rooms and stairs rising to the first floor. The hallway also benefits from useful understairs storage, ideal for keeping everyday household items neatly tucked away. The kitchen is situated to the front of the property and is fitted with modern cabinetry and a good amount of worktop space. There is provision for a washing machine and freestanding fridge freezer, together with an oven and gas hob. The kitchen also provides space for a dining table, creating a practical area for everyday meals or entertaining family and friends. Also accessed from the entrance hallway is the downstairs cloakroom, which is fitted with a wash hand basin and low-level WC, providing a useful facility for both residents and guests. The living room is a particularly bright and welcoming space, offering plenty of room for a range of furniture. Double doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces and allowing plenty of natural light into the room.

Stairs rise from the entrance hall to the first floor, where there are three bedrooms and the family bathroom. The principal bedroom is a good-sized room with ample space for a double bed and a range of bedroom furniture. A useful over-stairs storage cupboard provides additional storage. The two further bedrooms offer flexibility and could be used as children's bedrooms, guest accommodation, a home office or dressing room, depending on the requirements of the next owner. The family bathroom is fitted with a bath with shower over, pedestal wash hand basin and low-level WC, providing practical facilities for the household.

OUTSIDE:
To the front of the property is off-road parking for two vehicles, providing convenient parking immediately outside the home. The rear garden is private and designed with ease of maintenance in mind. Double doors from the living room open onto a paved patio area, providing an ideal space for outdoor seating and summer entertaining. Beyond this, the remainder of the garden is laid with artificial grass, offering a neat and easily maintained outdoor space which can be enjoyed throughout the year.

SERVICES:
Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that Good outdoor and in-home mobile coverage is likely with two major providers, whilst Ultrafast broadband is available in the area. Service charge of approximately £100 per annum for shared area maintenance.

LOCATION:
The village of Walton is approximately 1.3 miles from Street and provides a range of amenities including a pub, Church, Walton C of E Primary School, pre-school playgroup and Village Hall. Public transport links to nearby towns including Street, which offers quality schooling at all levels including the renowned Millfield School, Crispin School (secondary) and Strode College. Shoppers enjoy the High Street and Clarks Village Outlets, with a choice of five supermarkets and homewares stores within a short drive. Street also has a wide range of health and leisure facilities, library, pubs and restaurants to cater for most tastes.

VIEWING ARRANGEMENTS:
Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.

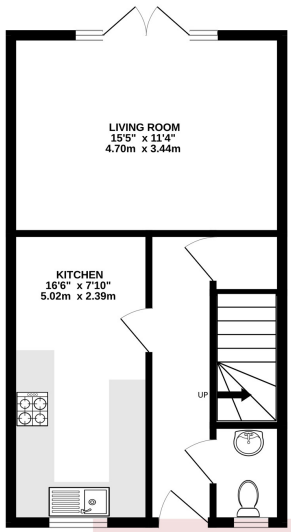




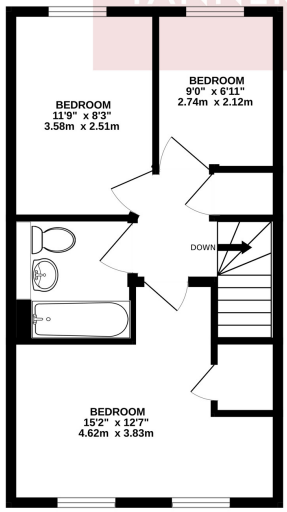




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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