





High Street, Williton, Taunton, TA4 4NW

fox & sons

welcome to

21 High Street, Williton, Taunton

A semi-detached 2/3 bedroom bungalow in the heart of the popular West Somerset village of Williton, offering well-proportioned accommodation, front & rear gardens, garage and perfectly positioned within easy reach of local amenities & shops. Internal inspection is a must!













Double Glazed Front Door
Leading to

Entrance Hall
Double glazed window to front, fitted carpet, telephone point, radiator, staircase rising to the first floor landing, doors to

Lounge
A duel aspect room with double glazed windows to front and side, two radiators, fitted carpet, bricked fireplace.

Dining Room/Bedroom Three
Double glazed window to rear overlooking the garden, radiator, fitted carpet.

Kitchen/Breakfast Room
Double glazed window to rear overlooking the garden, double glazed door leading to the rear garden, a range of fitted base and wall units, worktop surfaces, stainless steel double drainer sink unit, space and plumbing for washing machine, space for cooker, radiator, wall mounted gas fired boiler, space for fridge.

Bathroom
Double glazed window to side, a fitted suite comprising low level WC, pedestal wash hand basin, panelled bath, radiator, fitted carpet.

Shower Room
With tiled shower, heated towel rail, fitted carpet.

First Floor Landing
With fitted carpet, built in cupboard, doors to

Seperate W.C
With low level WC, wash hand basin.

Bedroom One
Double glazed window to front, fitted carpet, radiator, built in cupboard.

Bedroom Two
Double glazed window to rear with views towards the Quantock Hills in the distance, radiator, fitted carpet, telephone point, built in airing cupboard, access to roof space.

Outside
The property is approached via a pedestrian wrought iron gate giving access to the front garden, pathway leading to the front door and to the side of the property with pedestrian gate leading to the rear garden. The front garden comprises laid to gravel with flower and shrub beds, the garden is bordered by walling and fencing.

To the rear is an enclosed garden comprising laid to lawn, paved patio, flower and shrub beds, garden shed, pedestrian gate giving access to the shared gravelled driveway where the garage can be found immediately to the side of the garden. The garden is bordered by walling and fencing.

Garage
19' 10" x 7' 9" (6.05m x 2.36m)
With up and over door, light and power.

Location
The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving dog owners & walkers, The West Somerset Steam Railway Station at Williton is within walking distance of the property, which offers links to Minehead & Bishops Lydeard. The county town of Taunton lies about 15 miles to the south where a wide range of shopping, recreational facilities will be found and Bridgwater is about 18 miles away where a wide range of shopping, recreational facilities will be found. Whilst the coastal town of Minehead is about 9 miles away to the north. Williton lies between the Quantock and Brendon Hills where a wide range of country pursuits may be enjoyed and where a host of footpaths provide easy access into this highly attractive West Country scenery. The M5 may be joined at Taunton and Bridgwater and a main line rail service to London Paddington is also available from Taunton.



Ground Floor **First Floor**

view this property online fox-and-sons.co.uk/Property/MIH107894

welcome to

21 High Street, Williton Taunton

- NO ONWARD CHAIN!
- Central Village Location - Convenient access to Local Amenities
- Well Proportioned Accommodation
- Semi-Detached Bungalow - 2/3 Bedrooms
- Gas Central Heating - Double Glazing

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£285,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107894

The Property Ombudsman

Property Ref:
MIH107894 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01643 702281

minehead@fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.