



TOWNSEND, WILLITON

22 Townsend

Williton, Taunton, TA4 4RB

Watchet 2.5 miles; Minehead 9.2 miles; Taunton 16.1 miles.

An excellent opportunity to acquire a good sized family home, or rental investment. This is a 3 three bedroom end of terrace property in Williton, just a short walk from local amenities with private parking and enclosed rear garden.

Freehold

Guide Price £190,000

DESCRIPTION

22 Townsend is a three bedroom end of terrace house located in the popular village of Williton. The property benefits from private parking, newly fitted kitchen/diner, enclosed rear garden and is available with no onward chain.

ACCOMMODATION

The accommodation briefly comprises:

Porch - UPVC door into entrance porch.

Entrance Hall - Door to front elevation, stairs to first floor, wood laminate flooring and radiator.



Living Room - Window to front elevation, open fire place with brick hearth, radiator and wood laminate flooring.

Kitchen/Diner - Window and door to rear elevation overlooking the garden, modern fitted kitchen with ample cupboard space and central island. Laminate counter top, stainless steel sink and drainer, integrated oven with electric induction hob and extractor hood above, cupboard under stairs, space and plumbing for washing machine and tumble dryer, ceramic wall tiles and laminate flooring.

Landing - Access to well boarded loft space with power and light. Ample space for potential conversion subject to planning permission, radiator and fitted carpet.

Bedroom 1 - Window to front elevation with views over the Quantock Hills, airing cupboard housing combi-boiler, radiator and fitted carpet.

Bedroom 2 - Window to rear elevation, radiator and fitted carpet.

Bedroom 3 - Window to rear elevation, radiator and fitted carpet.

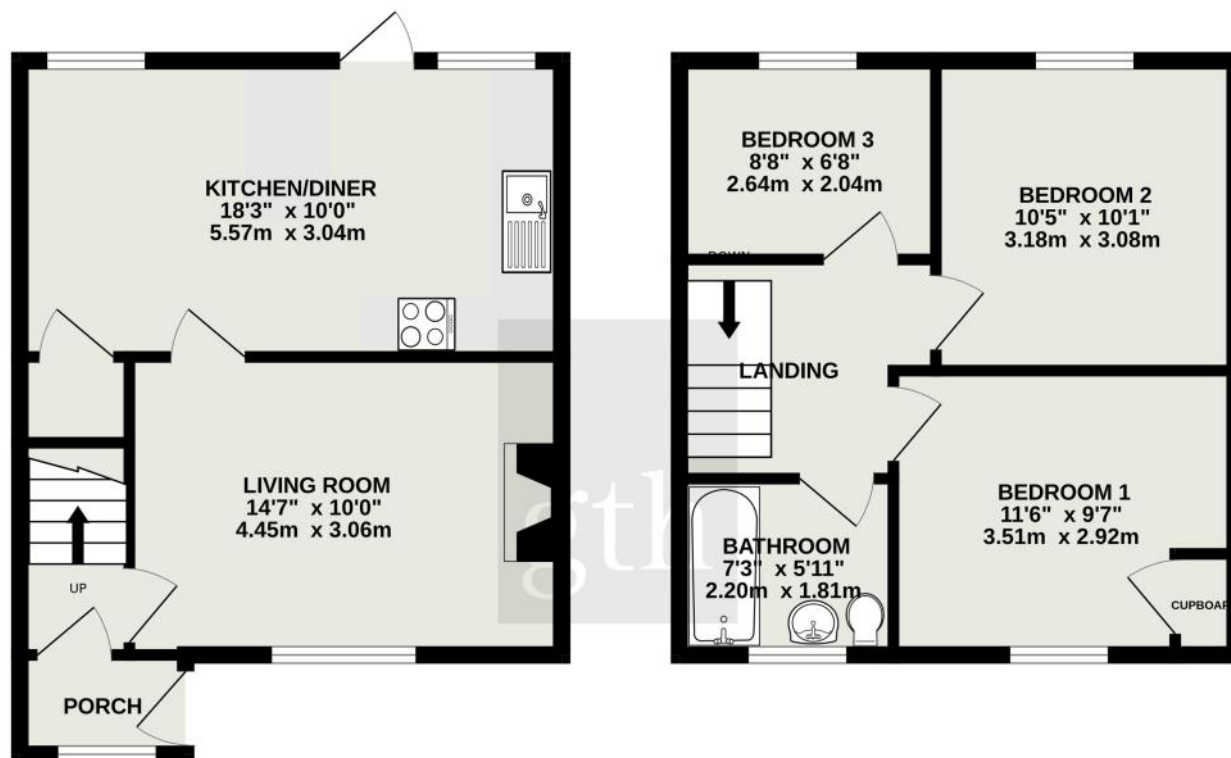
Bathroom - White three piece bathroom suite comprising panel bath with electric shower over, hand wash basin, pedestal toilet, ceramic wall tiles and vinyl floor covering.

SITUATION

Williton is a popular village, with easy access to motorway and rail connections at Taunton and Bridgwater and only 20 minutes' drive from Minehead. A bus service runs to Minehead and Taunton. Local amenities within walking distance of the house include a dentist, doctors surgery, library, post office, bank, vets, independent shops and two

GROUND FLOOR

753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

supermarkets. On the edge of the village is a station serving the West Somerset Railway, a popular attraction where many volunteers become actively involved in regular events.

SERVICES & OUTGOINGS

Mains water, electricity & drainage, Gas central heating

Somerset West & Taunton Tax Band - B

EPC Rating - D

OUTSIDE

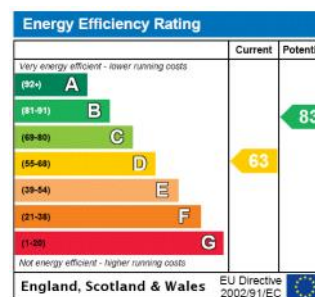
To the front of the property is a stone chipped area which space for 2/3 vehicles, and side access to the rear garden. The rear garden enjoys a south facing position and is laid to lawn with gated side access.

DIRECTIONS

From our office on Fore Street in Williton, proceed out of the village towards Bridgwater. The last road on your right-hand side before leaving the village is Townsend. Take this turning on your right and you will find number 22 a short distance along on the right with a GTH 'For Sale' board outside.

WHAT.3.WORDS

For the exact location download the app and enter; grief.mattress.bought



gth



Viewing

Strictly by appointment with the agents.

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