



Half Acre, Williton, TA4 4NX

welcome to

11a Half Acre, Williton

A beautifully presented extended 1930's semi-detached three bedroom family home situated within a pleasant backwater close to the village centre of Williton. The property enjoys many period features blended with everyday modern living whilst boasting a large garden with home office & garage.



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed window to front, tiled flooring, double glazed inner front door leading to

Entrance Hall

With wooden flooring, window to front, staircase rising to the first floor landing with built in understairs cupboard, doors to

Cloakroom

Double glazed window to rear, low level WC, tiled flooring,

Lounge

15' 5" max x 13' 10" (4.70m max x 4.22m)

Double glazed bay window to front, radiator, wooden flooring, picture rail, period tiled fireplace with timber mantle over.

Kitchen/Dining Room

22' 6" max x 12' 11" max (6.86m max x 3.94m max)

Double glazed window to rear, double glazed sliding patio doors to conservatory, double glazed door to conservatory, part wooden and tiled flooring, picture rail, radiator, period tiled fireplace with timber mantle over, a range of fitted green coloured base and wall units, granite worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, breakfast bar, integrated dishwasher, integrated double oven, inset electric hob with cooker hood over, tiled splashbacks, wall mounted Baxi gas fired boiler serving the domestic hot water and central heating systems, display cabinet.

Conservatory

15' 5" max x 10' 6" max (4.70m max x 3.20m max)

Double glazed windows to rear and side, double glazed patio doors to the rear garden, wooden flooring, radiator, door to cloakroom, integral door to garage.

First Floor Landing

Double glazed window to front, fitted carpet, picture rail, doors to

Bedroom One

19' 6" x 8' 7" (5.94m x 2.62m)

A duel aspect room with double glazed windows to front with views over the village and double glazed window to rear with views overlooking the garden, fitted carpet, two radiators.

Bedroom Two

13' 11" x 12' 9" (4.24m x 3.89m)

Double glazed window to front, picture rail, fitted carpet, radiator.

Bedroom Three

13' max x 10' 9" (3.96m max x 3.28m)

Double glazed window to rear, fitted carpet, picture rail, radiator.

Bathroom

Double glazed windows to rear, a modern fitted suite comprising corner shower cubicle with rainwater shower head, freestanding bath with mixer tap and shower attachment over, heated towel rail, vanity wash hand basin with drawer under, low level WC, inset ceiling spotlights, extractor unit, tiled surrounds, tiled flooring with underfloor heating, built in cupboard.

Integral Garage

26' 4" x 9' 5" (8.03m x 2.87m)

Double timber doors to front and rear, light and power, space and plumbing for washing machine, Fox ESS solar unit with Fox ESS batteries.

Outside

To the front of the property are double wrought iron gates leading to a tarmac driveway and a small garden with laid to lawn area, flower and shrub beds, access to front entrance porch, the garden is bordered by walling and fencing. From the driveway access to the garage can be found.

To the rear is a well maintained large garden with laid to lawn, pathway leading to rear of the garden, raised flower and shrub beds, mature trees, apple trees, paved patio area with steps and gate giving access to the stream, the home office is located midway down the garden. The garden is bordered by fencing and walling.

Home Office

15' 1" x 9' 7" (4.60m x 2.92m)

Double glazed bi-fold doors to front, double glazed windows to sides, light and power, laminate flooring, wall mounted electriQ aircon unit, internet connected.

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.

Agents Note

The property benefits from a new roof in 2016 and photovoltaic solar panels which are owned by the property and 8.64kw batteries.



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welcome to

11a Half Acre, Williton

- Popular West Somerset Village of Williton
- Extended Semi-Detached Family Home
- Three Bedrooms - Kitchen/Dining Room - Lounge
- Conservatory - Double Glazing - Gas Central Heating
- Large Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107723 - 0003

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