



Quantock Grove, Williton, Taunton TA4 4PD

welcome to

13 Quantock Grove, Williton, Taunton

Situated within a popular & well established residential cul-de-sac on the outskirts of the village centre. This well presented detached three bedroom bungalow offering comfortable accommodation & benefits from gas central heating, double glazing, large rear garden, garage & off street parking.



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed windows to front, laminate flooring, inner door to

Entrance Hall

With laminate flooring, radiator, telephone point, access to roof space, inset ceiling spotlights, doors to

Lounge

21' 7" max x 13' 3" max (6.58m max x 4.04m max)
Double glazed windows to front and side, LVT flooring, two radiators, tiled fireplace with gas fire (which is disconnected).

Kitchen

14' 7" max x 12' 2" max (4.45m max x 3.71m max)
Double glazed windows to rear and side, double glazed door to garden, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, inset electric hob with stainless steel cooker hood over, integrated double oven, tiled splashbacks, concealed underlighting, radiator, breakfast bar, LVT flooring, inset ceiling spotlights.

Bedroom One

12' 2" x 9' 3" To Wardrobes (3.71m x 2.82m To Wardrobes)
Double glazed window to rear overlooking the garden, LVT flooring, radiator, full wall length wardrobes with sliding doors.

Bedroom Two

11' 6" x 11' 8" (3.51m x 3.56m)
Double glazed window to front, LVT flooring, radiator, built in wardrobes.

Bedroom Three

10' 4" x 8' 3" (3.15m x 2.51m)
Double glazed patio doors leading to the rear garden, radiator, LVT flooring.

Bathroom

Double glazed window to rear, a modern fitted suite comprising low level WC, vanity wash hand basin with cupboard under, panelled bath with mixer taps and shower attachment over, shower cubicle, heated towel rail, part tiled surrounds, inset ceiling spotlights, extractor unit, vinyl flooring.

Outside

The property is approached over a driveway providing off street parking and access to the detached garage. From the driveway a pathway leads to the front door through the front garden which is mainly laid to lawn with mature trees and shrubs. There is access around the side of the property leading to the rear garden, To the rear is a large enclosed garden comprising paved patio and a gently sloping garden laid predominantly to lawn with mature trees and shrubs.

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.



view this property online fox-and-sons.co.uk/Property/MIH107690



welcome to

13 Quantock Grove, Williton, Taunton

- Popular West Somerset Village of Williton
- Cul-de-sac Location
- Well Presented Detached Bungalow
- Three Bedrooms - Double Glazing
- Front & Rear Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107690



Property Ref:
MIH107690 - 0008

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