



## Wristland Road

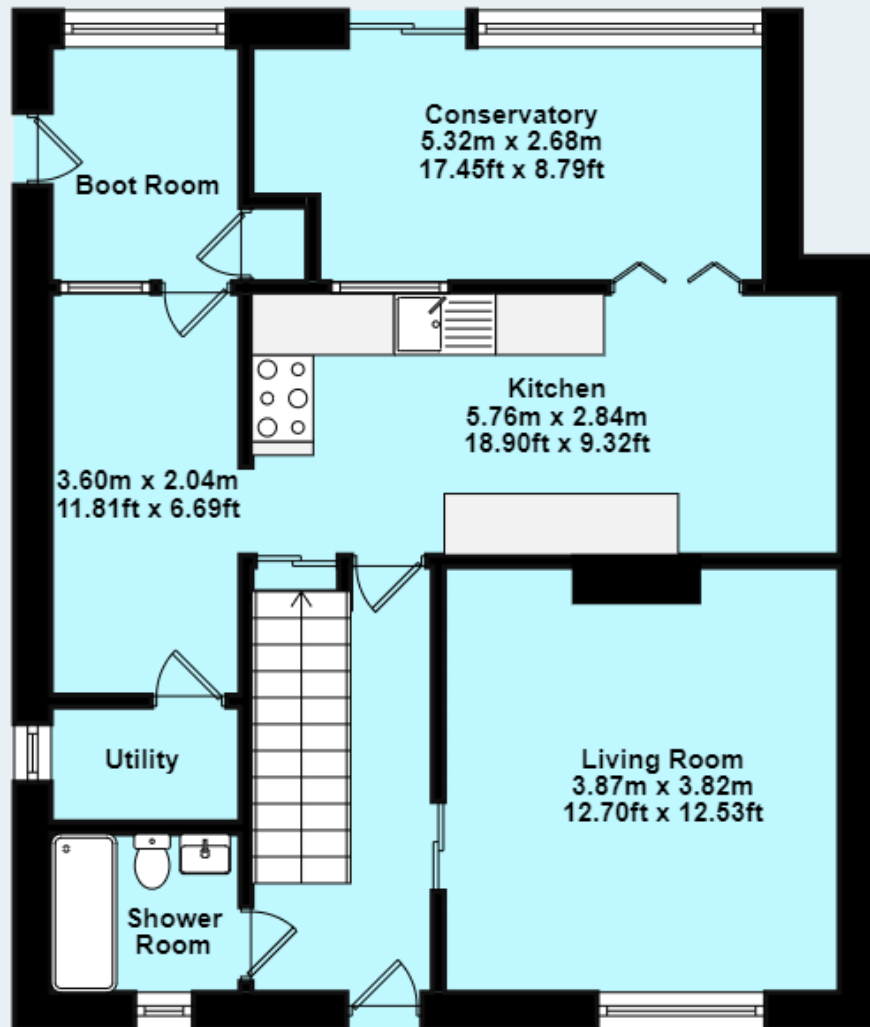
Watchet, TA23 0DJ  
£289,500 Freehold



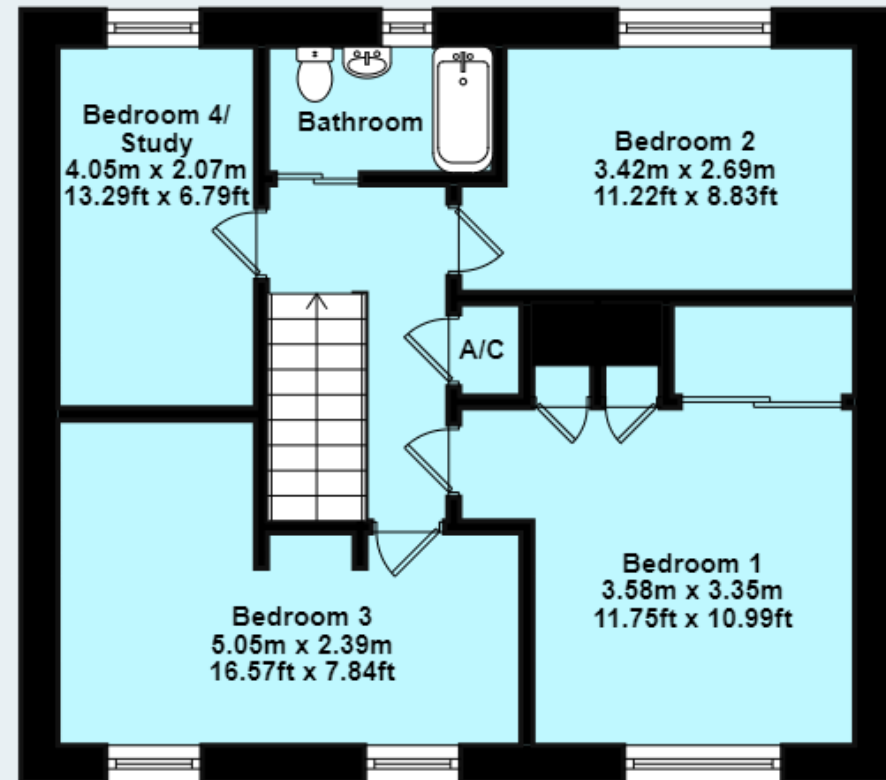
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
120.54sqm (1297.48sqft) Approx.

# Description

An extended 4 bedroom semi detached family home with flexible accommodation and off road parking.

- Semi Detached
- 4 Bedrooms
- Extended
- Off Road Parking
- Gas Fired Central Heating

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a spacious 4 bedroom family home of traditional brick construction under a tiled roof with the benefit of gas fired central heating and uPVC double glazing. The property has been extended by the current owners, providing flexible accommodation and could benefit from some cosmetic modernisation. Viewings are highly recommended to appreciate the size of the accommodation.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; with under stairs storage. Sitting Room; with aspect to front, TV point. Ground Floor Shower Room; recently re-modernised with large shower cubicle, multi panel surrounds, electric Triton shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Kitchen/Dining Room; with aspect to rear, tiled floor, wooden fronted cupboards and drawers under a granite effect rolled edge worktop, tiled splashbacks, 1 ½ bowl stainless steel sink and drainer, mixer tap over, space for range oven (to be included in the sale), understairs storage cupboard, space and plumbing for dishwasher, ample room for dining table. Folding oak doors into Conservatory; with tiled floor to match kitchen, aspect to rear, recently renewed double glazed doors, power points. Side Lobby/Study. With door into Utility Room; with space and plumbing for washing machine, space for tumble dryer, rolled edge worktop over, space for tall fridge-freezer. Rear Porch; with tiled floor, basic range of kitchen cupboards, rolled edge worktop over, space for freezer, half glazed uPVC door to garden. Stairs to First Floor Landing; hatch to loft space with loft ladder, boiler cupboard housing Ideal combi boiler for central heating and hot water. Bedroom 1; aspect to front, mirrored sliding wardrobes, two further storage cupboards, TV point. Bedroom 2; aspect to rear. Bedroom 3; with aspect to rear. Bedroom 4; with aspect to front, rounded archway leading into further bedroom space (partition wall separating bedroom three and four which could easily be removed). Family Bathroom; with tiled walls, white suite comprising panelled bath, low level WC, pedestal wash basin.



**OUTSIDE:** To the front of the property, there is a paved and concrete driveway affording off road parking for two vehicles with gravelled and planted borders. To the rear of the property the garden is laid mainly to lawn with planted borders and includes a shed and South East facing aspect.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** B

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared January 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

\*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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