

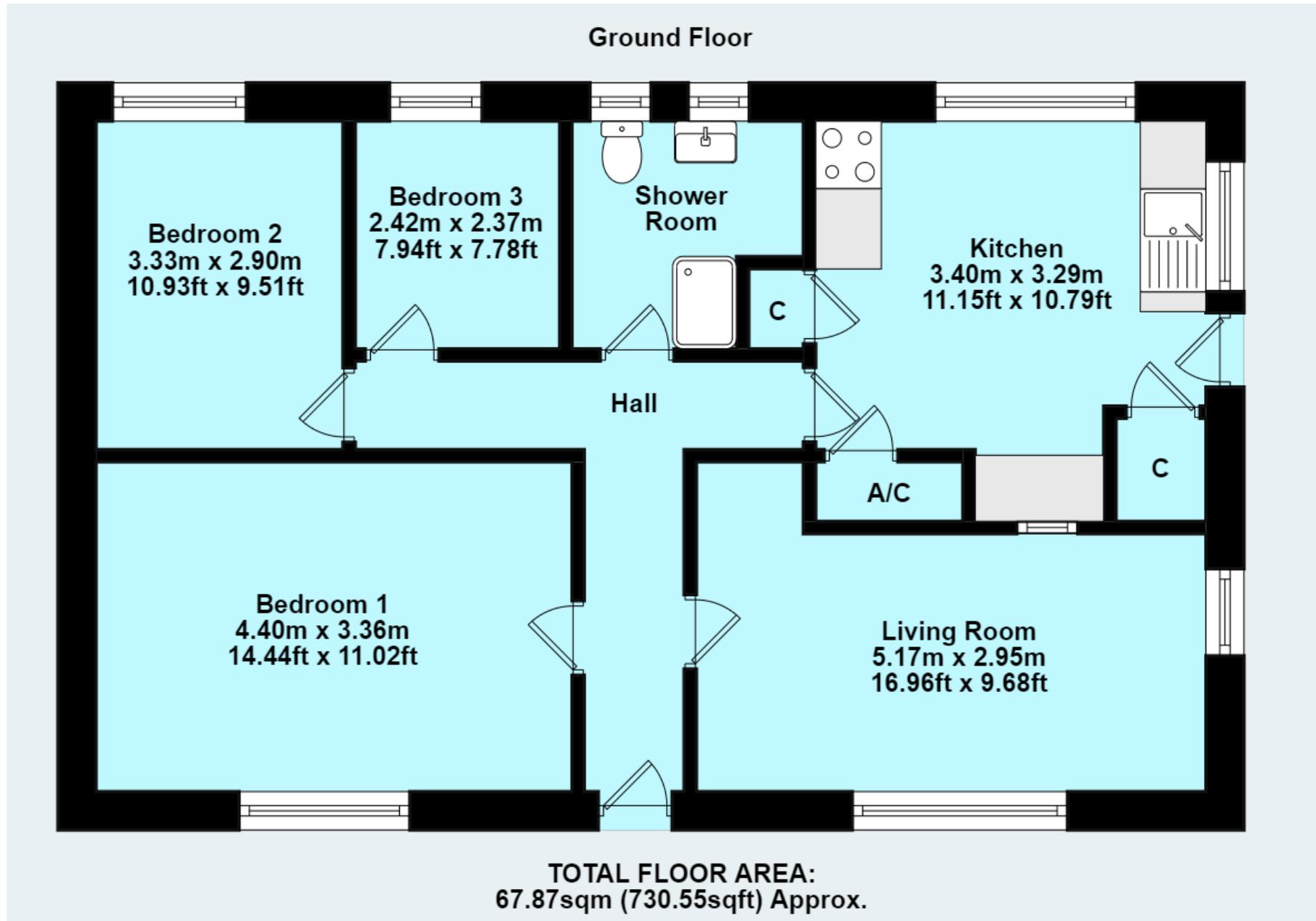


**Brendon Road,**  
Watchet, TA23 0AX  
£275,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A detached three bedroom bungalow in need of complete renovation and modernisation with sea views and No Onward Chain.

- Detached Bungalow
- 3 Bedrooms
- Gas Fired Central Heating
- Off Road Parking
- Good Sized Gardens

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a detached bungalow of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating, situated on the edge of the town enjoying far reaching views to The Bristol Channel and good sized gardens.

The accommodation in brief comprises; glazed uPVC door into Entrance Hall; with hatch to roof space. Living Room; with double aspect, inset living flame coal effect fireplace, telephone point, TV point. Kitchen/Breakfast Room; with aspect to rear, basic range of kitchen cupboards and drawers, stainless steel sink and drainer, space for electric cooker, space and plumbing for washing machine, space for under counter fridge and under counter freezer, boiler cupboard housing Glow-worm boiler for central heating and hot water, airing cupboard with copper cylinder with jacket and immersion switch, broom cupboard. Bedroom 1; with aspect to front. Bedroom 2; with aspect to rear. Bedroom 3; with aspect to rear. Shower Room; white suite comprising shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin.

**OUTSIDE:** The property is approached over a shared driveway with off road parking for one vehicle with easy steps leading to the front of the bungalow with an adjacent garden laid to lawn behind established hedging. To the rear of the property there is a further piece of garden again laid to lawn with established hedges and bushes, enjoying far reaching views.



### 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:** D

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 December 2023. 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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