



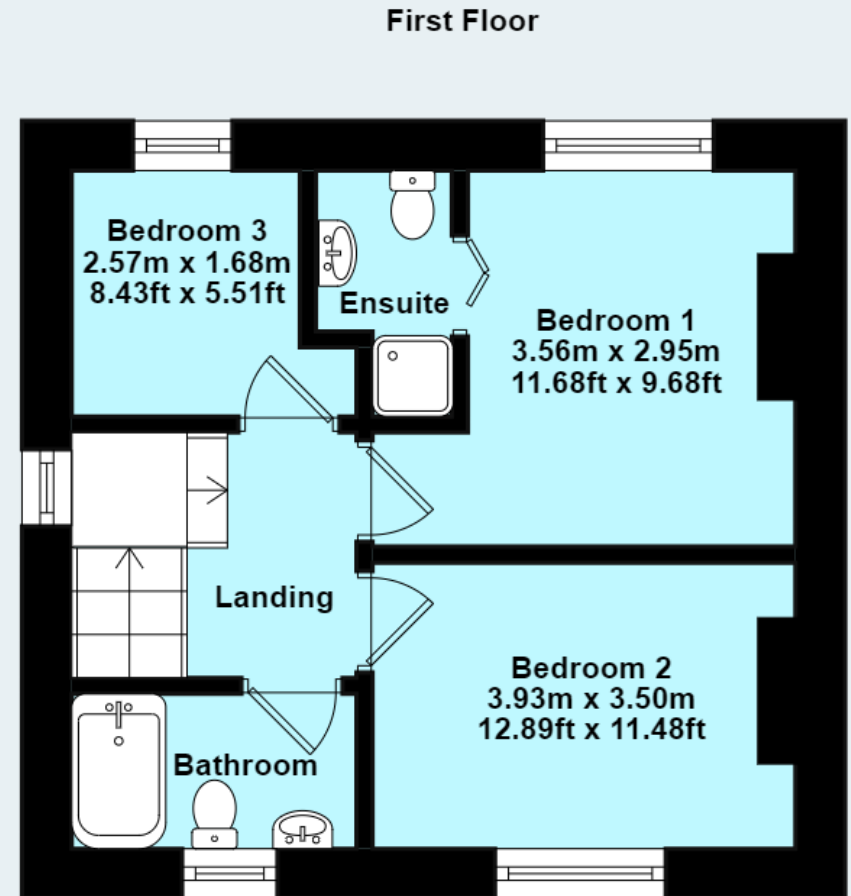
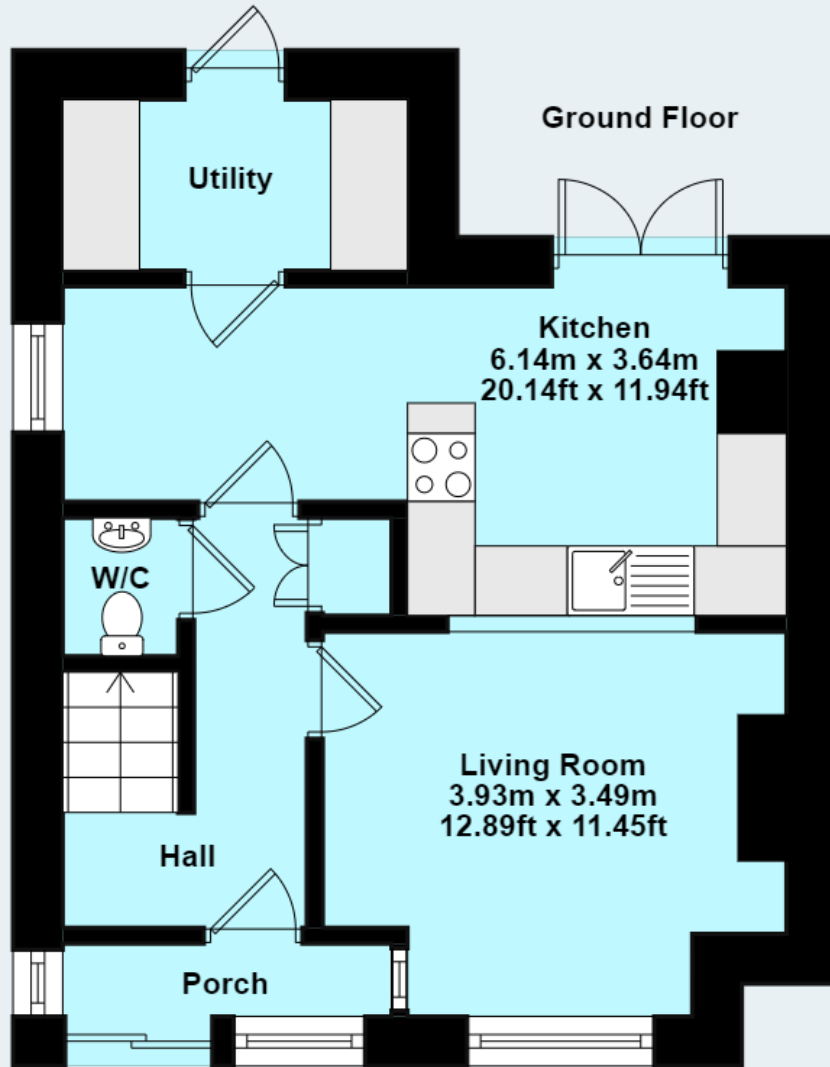
Brendon Road

Watchet, TA23 0AU
£350,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
92.57sqm (996.42sqft) Approx.

Description

An immaculately presented and attractively modernised 3 bedroom, two bathroom semi-detached family home with outstanding sea views, and generous off-road parking.



- Semi Detached
- 3 Bedrooms
- New Kitchen/Bathrooms
- Sea Views
- Landscaped Gardens

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached 1930's family home of traditional brick construction with rendered elevations under a tiled roof, situated in a quiet tuck away position, within easy walking distance of the town centre and its amenities and the nearby West Somerset Steam Railway and Harbour. The house sits in an elevated position allowing the owners to take advantage of the far-reaching sea views over the Bristol Channel and towards the Welsh Coastline. Equipped with modern double glazing, gas central heating, together with the luxury of a gas fired Aga (cooking and background heat) and wood burner, this property is certainly one to view to appreciate all on offer.

uPVC double glazed porch with oak door into Entrance Hall; with oak effect Karndean flooring, understairs storage cupboard, full height double storage cupboard. Downstairs WC; low level WC, corner wash basin with oak effect Karndean flooring. Living Room; aspect to front, bay window with fitted wooden shutters, oak effect Karndean flooring, inset wood burner to chimney with oak beam above and log storage under, far reaching views to The Bristol Channel and to the Lighthouse, TV point, telephone point. Kitchen/Dining Room; with double aspect, patio doors to the rear garden, oak effect Karndean flooring, modern fitted green coloured shaker style cupboards and drawers with an integrated fridge-freezer, integrated dishwasher, electric fitted oven with 4 ring gas hob over, oak effect squared edge worktops with inset 1 ½ bowl ceramic sink and drainer, mixer tap over, tiled splashbacks, gas fired AGA for cooking and surrounding heat, ample room for breakfast/dining table, corner carousel and pull out larder cupboard .

Door into Utility Room; with aspect to side, door to rear garden, oak effect Karndean flooring, oak worktop with tiled splashbacks and space for tumble dryer with space and plumbing for washing machine under, units to match kitchen with inset Belfast sink and tiled surrounds.

Stairs to First Floor Landing; hatch to loft space, pull down pine loft ladder. Bedroom 1; with aspect to front with fantastic far reaching 180 degree views of The Bristol Channel, Welsh coastline, Harbour and Marina, comprehensive range of fitted coloured wardrobes and drawers. Bedroom 2; aspect to rear with original solid cherry wood cupboards and drawers. Folding oak door into En-Suite Shower Room; with white suite comprising shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom 3; aspect to rear. Family Bathroom; with aspect to front, white suite comprising P-shaped bath, tiled surround, thermostatic mixer shower over, low level WC, wash basin built into vanity unit, heated towel rail, far reaching views over The Bristol Channel.



OUTSIDE: To the front of the property the owners have created off road parking for at least 3 vehicles via a recently renewed Tarmacadam driveway, easy steps lead to the front door and have an adjacent lawned front garden. To the rear of the property there is an easily maintained garden with paved patio seating area and again easy steps leading up to the main garden laid to lawn with fenced boundaries and a good sized summerhouse/garden room with power and lighting again taking in the best of the 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: C

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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