



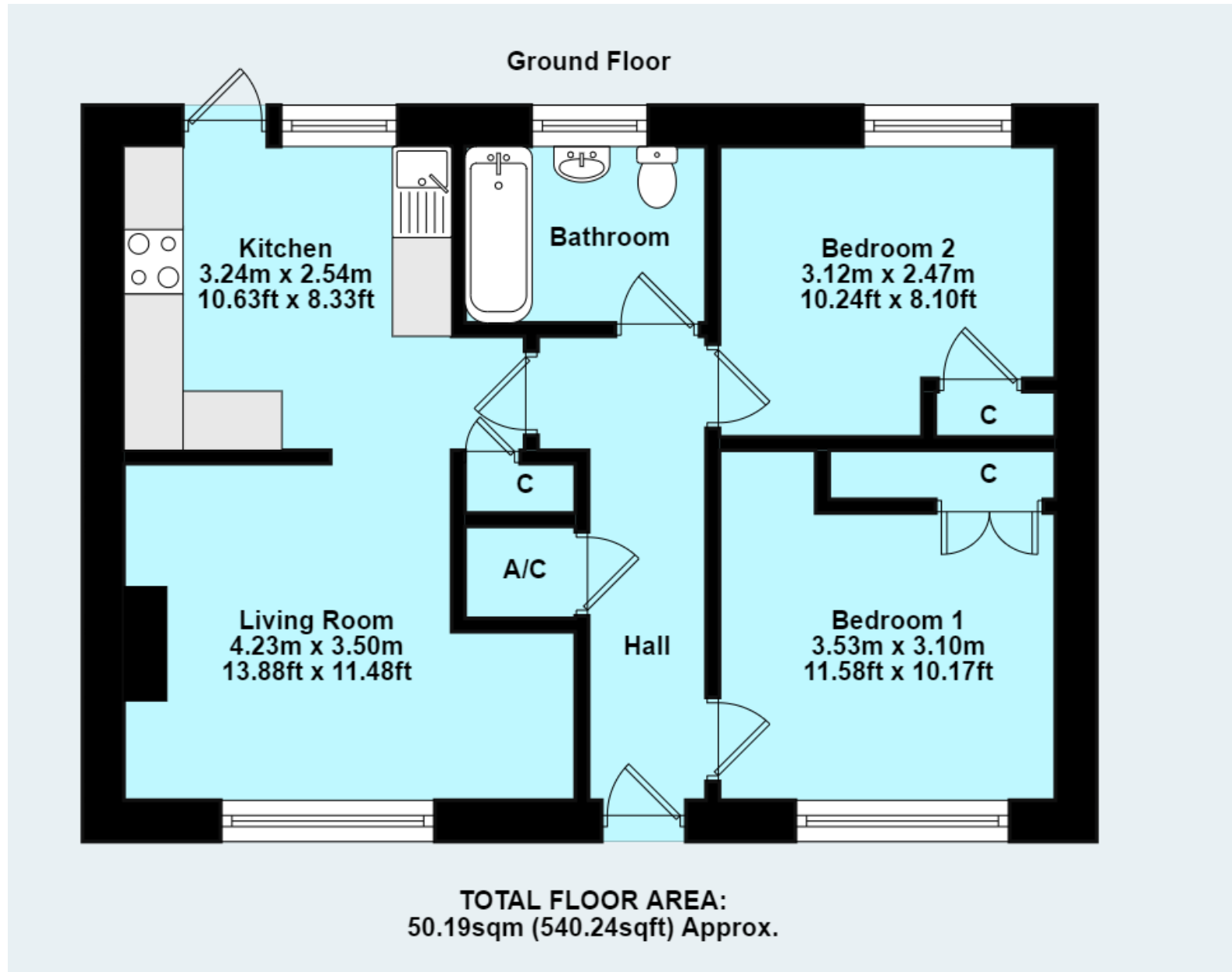
Clitsome View

Roadwater, TA23 0RH
£207,500 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A well presented and modernised two bedroom semi-detached bungalow, situated in a popular village location with good sized gardens.

- Semi Detached
- 2 Bedrooms
- Modern Kitchen/Bathrooms
- Popular Village Location
- Cul-De-Sac

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an ex-local authority semi-detached bungalow built of traditional block construction with reconstructed stone and rendered elevations under a tiled roof, with the benefit of full Upvc double glazing and electric central heating supported by a calor gas wood burner. The bungalow has a modern kitchen, and bathroom and the accommodation in brief comprises;

uPVC half glazed door into Entrance Hall; with solid wood flooring, airing cupboard with hot water cylinder with wood slat shelving. Hatch to roof space. Door into Kitchen; with Karndeen tiled effect vinyl flooring, aspect to rear, modern fitted cream shaker style cupboards and drawers under a wood effect squared edged worktop with matching upstands, inset ceramic sink and drainer with mixer tap over, space for electric oven with extractor fan over, space for under counter fridge, space for under counter freezer, space and plumbing for washing machine, space and plumbing for dishwasher, cupboard housing Heatrae Sadia hot water boiler for radiators and hot water, squared archway into

Sitting Room; with aspect to front, solid wood flooring to match hallway, Gazco calor gas fire inset into chimney breast with slate tiled heath and oak effect beam over.

Bedroom 1; aspect to front with built in wardrobe with drawers under. Bedroom 2; aspect to rear with built in single wardrobe. Bathroom with travertine tiled floor and walls, white suite comprising panelled bath, Tristan electric shower over, low level WC, pedestal wash basin, heated towel rail.



OUTSIDE: To the front of the property there is a small enclosed garden laid to lawn with established mature hedging. Pedestrian side access leads to the rear garden, that has a good sized patio/seating area with steps then leading to the larger garden, which is laid to lawn and has a natural pond and is flanked by mature hedging and woodland, which provides a sound setting for a number of wildlife species. There is also a small out-building by the rear Kitchen door that has power and workbenches.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage

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 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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

