



Risdon Road,
Watchet, TA23 0HL
£379,000 Freehold

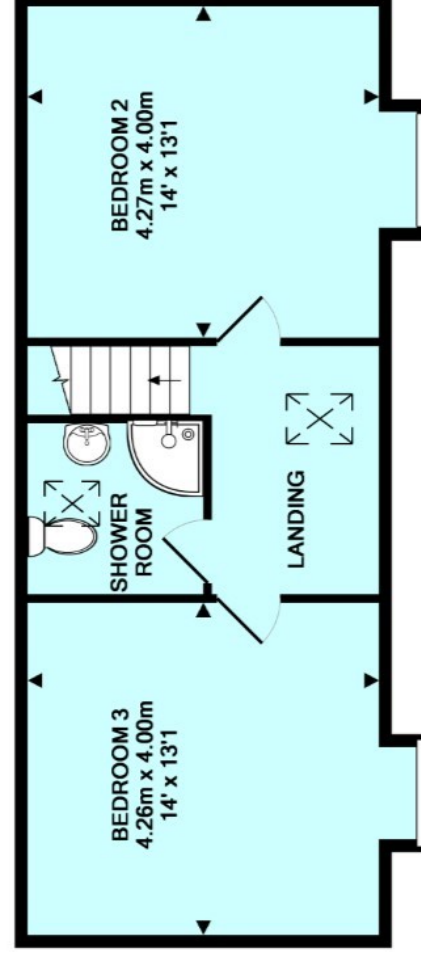
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 96.1 SQ.M.
(1035 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.1 SQ.M.
(518 SQ.FT.)

THERE IS SOME RESTRICTED HEIGHT ON 1ST FLOOR.
TOTAL APPROX. FLOOR AREA 144.2 SQ.M. (1552 SQ.FT.)

Description

A very spacious 3 bedroom detached, modern chalet bungalow situated within walking distance of amenities.

- Detached
- 3 Bedrooms
- Remainder of Original LABC Warranty
- Garage & Off Road Parking
- No Onward Chain

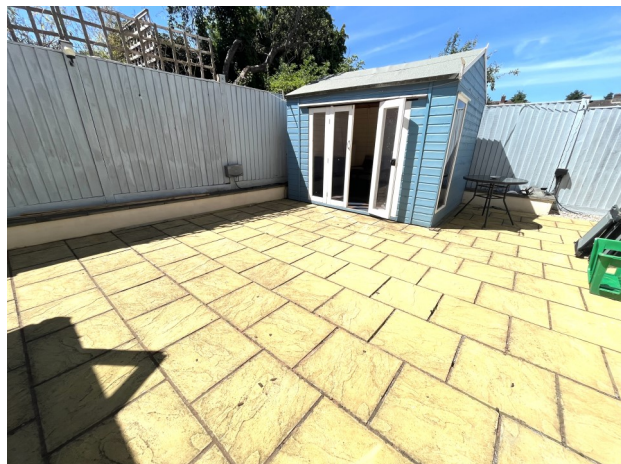
THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a modern detached chalet bungalow built of traditional brick and block construction with rendered elevations under a tiled roof, that is extremely spacious and finished to a high and exacting standard. The accommodation is well proportioned and set over two floors with far reaching views towards the Bristol Channel from the first floor bedrooms and the property also benefits from the remainder of a specialist construction insurance provided by AHCI covering structural defects.

The accommodation comprises in brief: composite door with opaque glazed panel into Entrance Hall, oak-effect laminate flooring, large walk-in storage cupboard; Bathroom with white suite comprising a free-standing roll top bath with claw feet, corner shower cubicle with thermostatic shower over, low level WC, pedestal wash basin and Victorian style towel rail; Ground Floor Bedroom; with aspect to side and aspect to rear courtyard; L-shaped Kitchen/Living Room; triple aspect, with French doors with glazed side panels to rear courtyard, uPVC door with opaque glazed half panel to side access, oak effect laminate flooring to Kitchen area, fitted kitchen comprising a range of coloured cupboards and drawers, under an oak effect rolled edge worktop, range cooker (dual fuel to be included in the sale) with extractor hood over, tiled splashbacks, wall units, inset ceramic sink with mixer tap over, integrated dishwasher, integrated fridge and integrated freezer; Utility Room with aspect to front, range of units to match the Kitchen, oak effect laminate flooring, oak effect roll edge worktop, inset stainless steel sink and drainer with mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, ideal Logic combi boiler for central heating and hot water. Oak staircase from the hallway to First Floor Landing/Study Area with Velux window

over; Bedroom 2 with aspect to the front with far reaching sea views; Bedroom 3 with aspect to front and sea views: Shower Room with corner shower cubicle, thermostatic shower over, WC, wash hand basin, Victorian style heated towel rail, Velux window.



OUTSIDE: The property is approached over a shared driveway off of Risdon Road. There are double timber gates leading to a sweeping driveway with off road parking for 2/3 vehicles. There is also a timber single Garage that is equipped with power and lighting. To the front of the bungalow there is a small lawned fenced garden with the remainder of the plot laid to paving. At the rear of the bungalow there is a private courtyard with Timber summerhouse with power.



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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