



Whitehall,

Watchet, TA23 0BB

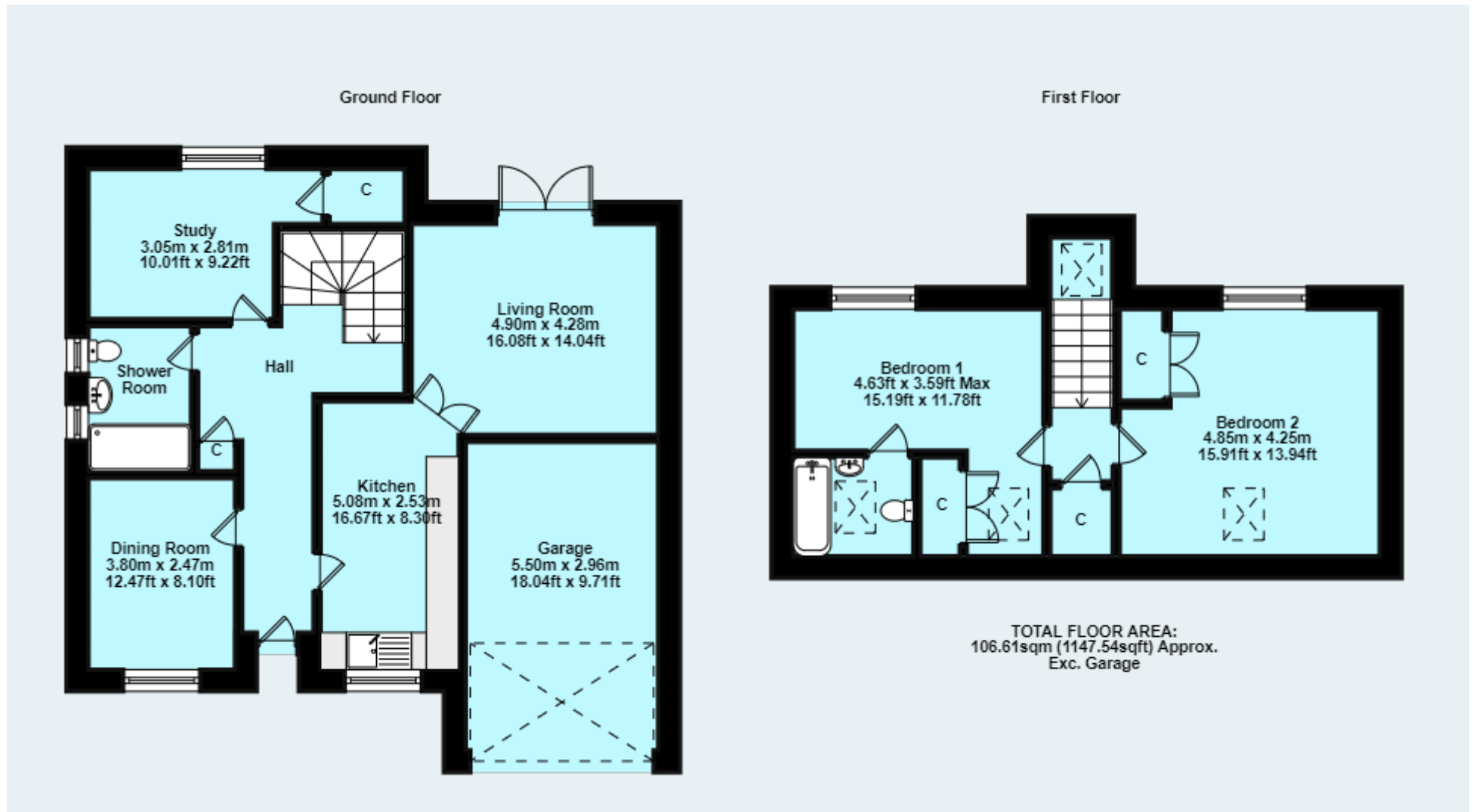
Guide £395,000

Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A rare opportunity to acquire this spacious four bedroom semi-detached bungalow situated in a prime residential area close to the town centre.

- No Onward Chain
- 4 Bedrooms
- Sought After Location
- Level Walking Distance to Amenities
- Gas Fired Central Heating

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached bungalow of traditional brick and block construction with render elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The bungalow has been the subject of considerable remodelling with the addition of accommodation in the roof space to now provide spacious rooms, all within easy walking distance of the towns centre and amenities.

The accommodation in brief comprises; half glazed uPVC door into Entrance Hall; wood effect laminate flooring, boiler cupboard housing Evo combi boiler for central heating and hot water. Kitchen/Breakfast Room; aspect to front, modern range of wood effect cupboards and drawers under a granite effect rolled edge worktop, inset 1½ bowl stainless steel sink and drainer, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for dishwasher, space for tall fridge-freezer, room for breakfast table. Living Room; aspect to rear, French doors to garden, TV point. Dining Room or Bedroom Three; aspect to front, TV point, telephone point. Office or Bedroom Four; aspect to rear, telephone point, large built in single wardrobe. Shower Room; with tiled floor, large low level shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Stairs to first floor from entrance hall; landing with Velux window and large walk-in cupboard providing access to the eave storage. En-Suite Bedroom One; aspect to rear, dorma window, Velux window, TV point, built in small wardrobe Door into En-Suite Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, wash basin, heated towel rail, Velux window. Bedroom Two; aspect to rear, dorma window, Velux window, small built-in wardrobe, TV point.



OUTSIDE: The property benefits from off road parking via a tarmacadam driveway for two vehicles, leading into the Garage; with up and over door, power and lighting. Side access leads to the easily maintained rear garden which enjoys a good degree of privacy and is laid mainly to lawn with planted borders and plays host to fruit trees, an established magnolia tree, outside tap and power point.



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 October 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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