



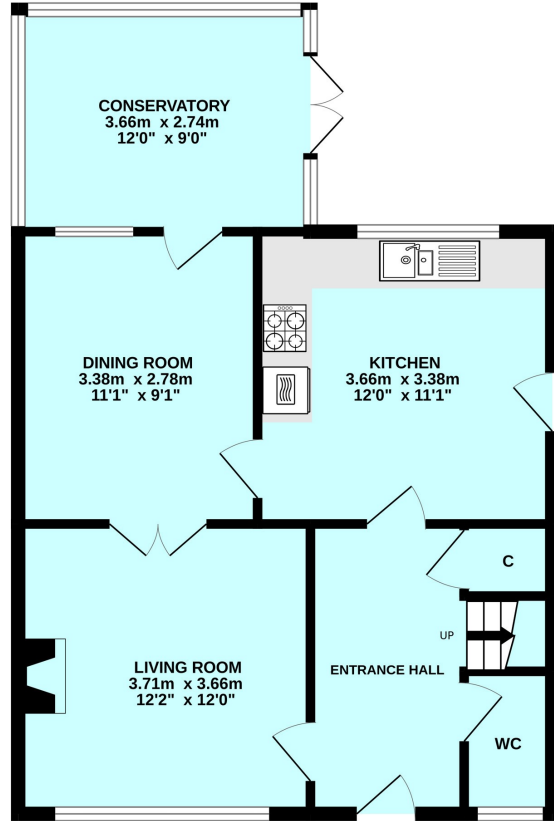
Mariners Way,
Watchet, TA23 0EZ
£399,950 Freehold

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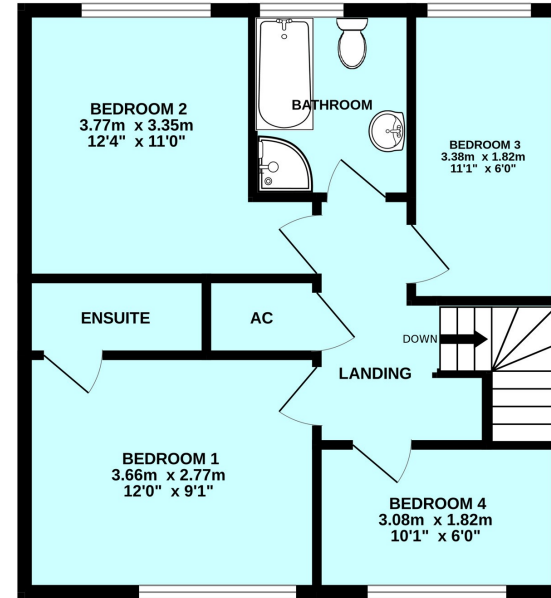
**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
58.1 sq.m. (626 sq.ft.) approx.



1ST FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 106.6 sq.m. (1148 sq.ft.) approx.
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Description

A well presented four bedroom detached house with En-Suite Master Bedroom, double driveway, garage and landscaped gardens.

Viewings strongly advised.

- Detached
- 4 Bedrooms (One En-Suite)
- Driveway & Garage
- Well Presented
- Landscaped Gardens

THE ACCOMMODATION COMPRISES IN BRIEF: A well presented and spacious 4 bedroom detached family home set on the edge of the sought after town of Watchet. Benefitting from gas fired central heating, uPVC double glazing, garage, off road parking and rear garden.

The property's accommodation comprising in brief: Entrance hall; oak engineered flooring, storage cupboard under the stairs; Cloakroom with oak engineered flooring, low level WC and wash basin; Kitchen with aspect to the rear, fitted with a range of wooden cupboards and drawers under a granite effect rolled edge worktop, inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splash backs, integrated dishwasher, space and plumbing for a washing machine, space for an American fridge/freezer, Neff eye level double oven, Neff hob and extractor over, wall mounted boiler for central heating and hot water. Living Room; with an aspect to the front, coal effect gas fire, with marble effect surround and carved mantel over, TV point, oak glazed French doors leading to the; Dining room with TV point, aspect to rear, and door into the; Conservatory; ceramic tiled floor, power points, double doors to rear garden

To the first floor; Landing with hatch to roof space, ladder. Airing Cupboard with modern cylinder, immersion and wood slat shelving over. En-Suite Master Bedroom; aspect to front, TV point door into Shower Room; with shower cubicle, thermostatic mixer shower over, low level WC, wash hand basin. Bedroom 2; has an aspect over the rear garden. Bedroom 3; also has an aspect to the rear. Bedroom 4; aspect to front. Family Bathroom; with four piece suite, low level WC, pedestal wash basin, panelled bath and a separate shower cubicle.



OUTSIDE: To the front of the property there are two driveways laid to block paving, affording off road parking for 3 vehicles with direct access to the Garage; with up and over door, power and lighting and personal door to the garden. The rear garden is landscaped over two levels with a paved lower level, to include a large summerhouse with side storage cupboard, and the remainder laid to lawn with planted borders. And enjoying a south facing aspect.



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 April 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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