



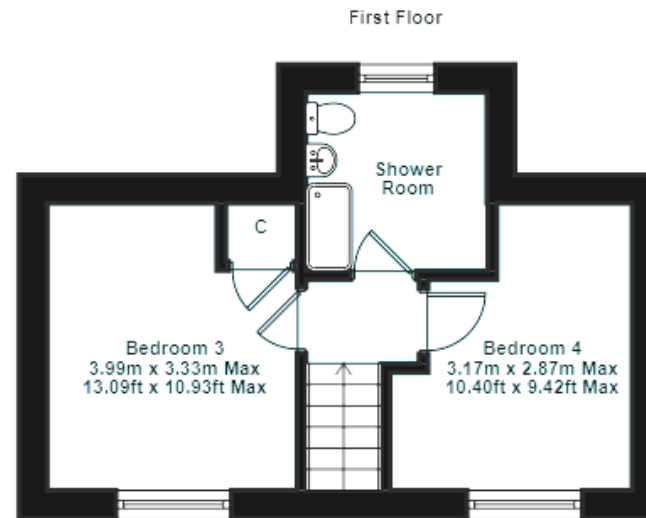
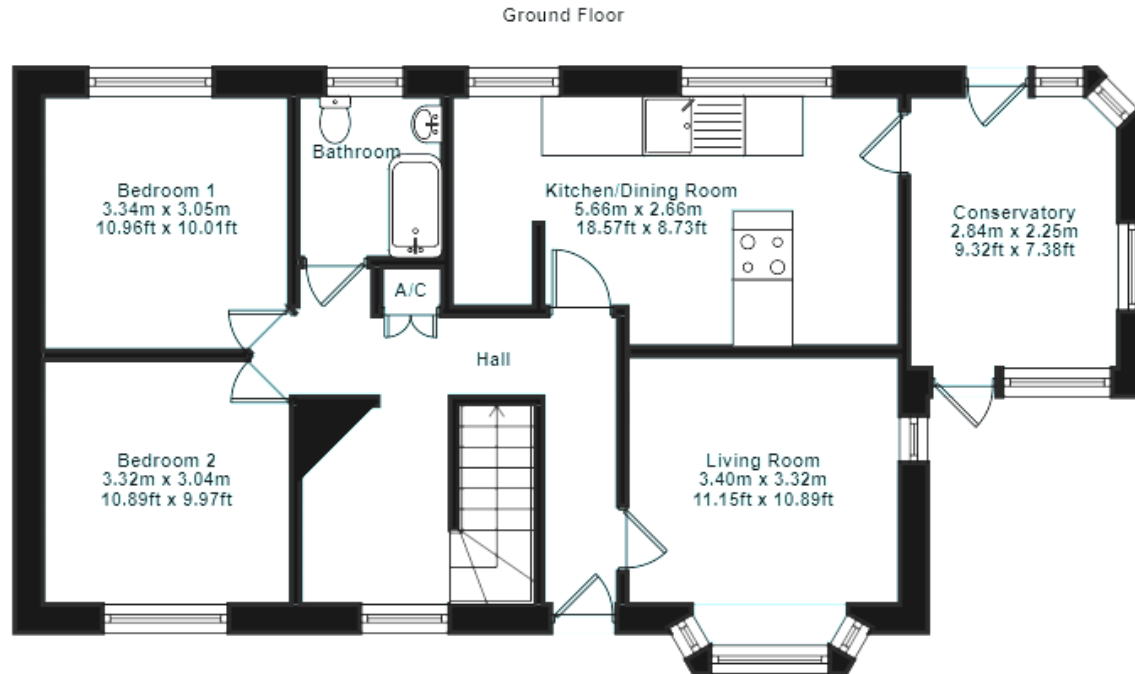
Brendon Road

Watchet TA23 0AU
£339,000 Freehold

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Wilkie May
& **Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
101.57sqm (1093.29sqft) Approx.

Description

A well presented 4 bedroom detached chalet bungalow with views over The Bristol Channel & towards the Welsh Coastline, situated close to the town center of Watchet.

- Garage & Off Road Parking
- 4 Bedrooms
- Modern Gas Fired Boiler
- Sea Views
- Versatile accommodation

THE ACCOMMODATION COMPRISES IN BRIEF: This 4 bedroom detached chalet bungalow is built of traditional construction with rendered elevations under a slate roof. The property is located in an elevated position with views to the Welsh coast line and the West Somerset Steam Railway. The property has been enhanced by its current owners and will be found in good condition throughout with gas fired central heating, uPVC double-glazing, off-road parking and a garage.

The property comprises in brief: Front door into; Entrance Hall with telephone point and doors to all rooms; Kitchen/ Diner with a range of modern wall and base units under a rolled edge stone effect worktop with tiled splashbacks, 1 ½ bowl stainless steel sink and drainer incorporated into work surface with hot and cold mixer tap over, aspect to rear garden, integrated double Zanussi oven, integrated 4 ring gas hob incorporated into kitchen island with extractor hood over, integrated fridge, integrated freezer, space and plumbing for washing machine half glazed obscure double glazed door into; Side Porch with uPVC double glazed windows with aspects to the front, side and rear, a uPVC double glazed door to the side and a uPVC fully double glazed door to the rear garden; Living Room with a bay window and an aspect to the front, TV point and gas fire with stone surround.

Bedroom 1 with an aspect to the rear, built in wardrobes and TV point; Bedroom 2 with an aspect to the front; fully tiled Bathroom with a white suite comprising low level WC, wash basin with hot and cold mixer tap incorporated into vanity unit, chrome heated towel rail, bath with hot and cold mixer taps and shower attachment, extractor fan; Study area with stairs rising to the first floor and storage cupboard under and an aspect to the front.

To the first floor: Landing with doors to all rooms; Bedroom 3 with eaves storage, TV point, aspect to the front with views over the Bristol Channel and towards the Welsh coastline; Bedroom 4 with an aspect to the front and eaves storage; Shower Room comprising a fully tiled shower cubicle with electric power shower over, low level WC, wash basin with hot and cold mixer tap over, extractor fan and radiator.



OUTSIDE: The bungalow is accessed to the side of the property onto a driveway with parking for one vehicle. A wooden gate gives access to the front garden and onto a pathway which leads to the front door and continues to the left hand side of the property. The front garden has been predominantly laid to lawn with pretty flower and shrub borders. The private and enclosed rear garden has been tiered and laid with low maintenance in mind with steps leading to a large patio area and to a wooden gate which gives access to the rear and the single garage. A pathway adjacent to the property leads to an outside storage shed with outside tap, and to a work shop with power and lighting.



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 August 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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