



Shattocks

Roadwater, TA23 0RD

Guide Price £725,000

Freehold



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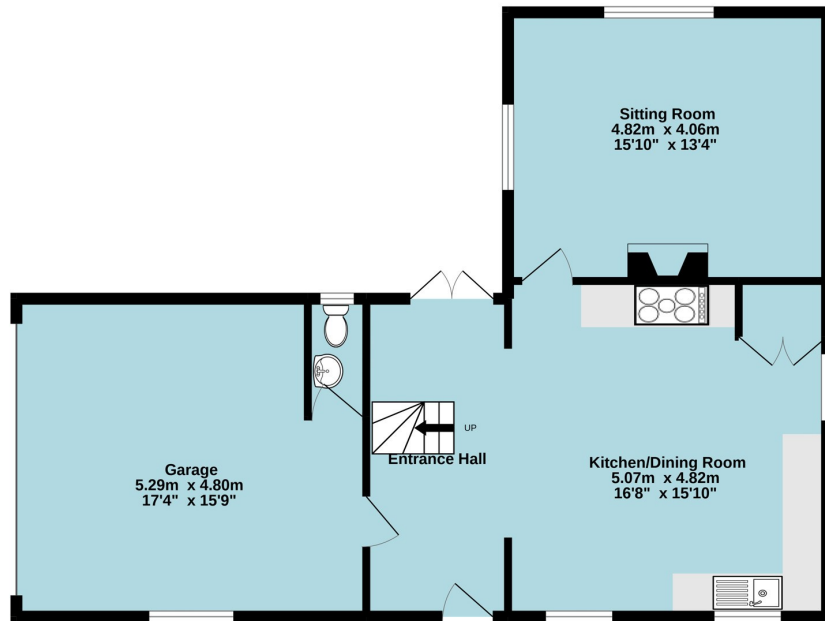
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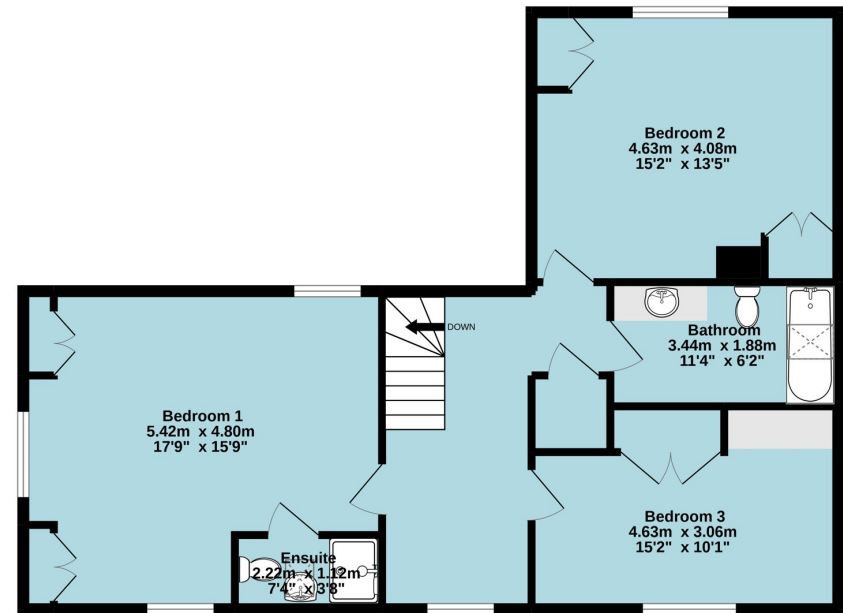
Wilkie May
& Tuckwood

Floor Plan

Ground Floor
79.1 sq.m. (852 sq.ft.) approx.



1st Floor
78.4 sq.m. (843 sq.ft.) approx.



Description

An individual architect designed detached family home, situated in the centre of the popular village of Roadwater, with an acre paddock, stable, field shelter and Garage.

- Detached
- 3 Bedrooms (Formally 4)
- Acre Paddock & Stable
- Garage & Field Shelter
- Popular Village Location

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an individual detached family home, built by the current owners in the mid 1980's. Situated in the centre of the sought after village of Roadwater, this is an incredibly rare opportunity to acquire a residence with level land suitable for a variety of purposes. The house is of traditional brick and block construction with Bradstone elevations under a tiled roof with the benefit of full uPVC double glazing, Calor gas central heating and a Garage offering further scope for development into additional accommodation. The house was originally designed and built as a four bedroom property, but the current owners removed Bedroom 4 to create a larger and lighter Master Bedroom.

Half glazed uPVC stable door into Kitchen/ Dining room: tiled floor, triple aspect, range of fitted kitchen cupboards and drawers under a granite effect rolled edge work top with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for fridge freezer, space for range oven, French doors to rear garden, telephone point, utility cupboard with space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted Worcester Calor gas boiler for central heating and hot water. Sitting Room: double aspect, wood effect laminate flooring, wood burner inset into stone fireplace, with stone hearth. Open tread staircase to Landing: hatch to roof space, airing cupboard housing modern foam lagged cylinder, wood slat shelving over,

immersion switch. En-suite Master Bedroom: oak engineered flooring, triple aspect, two x built in wardrobes, en-suite shower room with shower cubicle with electric Mira sport shower over, low level WC, pedestal wash basin. Bedroom Two: aspect to rear, two x built in wardrobes. Bedroom Three: aspect to front, built in wardrobe. Family Bathroom: tiled floor, white suite comprising panelled bath, tiled surrounds, electric Mira Sport shower over, low level WC, wash basin inset into oak worktop with cupboard under, velux window. Garage: with up and over door, power and lighting, door into Downstairs WC: with low level WC, wash basin with tiled splashback.



OUTSIDE: The house is approached over a tarmacdam driveway affording off road parking for 3/4 vehicles. To the rear of the house there is a private patio seating area, with a further private paved seating area adjacent to the ford. A footbridge leads to the mains paddock which has historically been used as a formal garden, and paddock for ponies. The land is level, laid to lawn and is bordered by the Washford River and offshoot ford which gently trickles past the property and offers a pleasant background noise. With the grounds there is a timber stable with adjacent tack room with power and lighting and a further field shelter with adjacent hay store.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, gas (Calor) central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: E

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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