



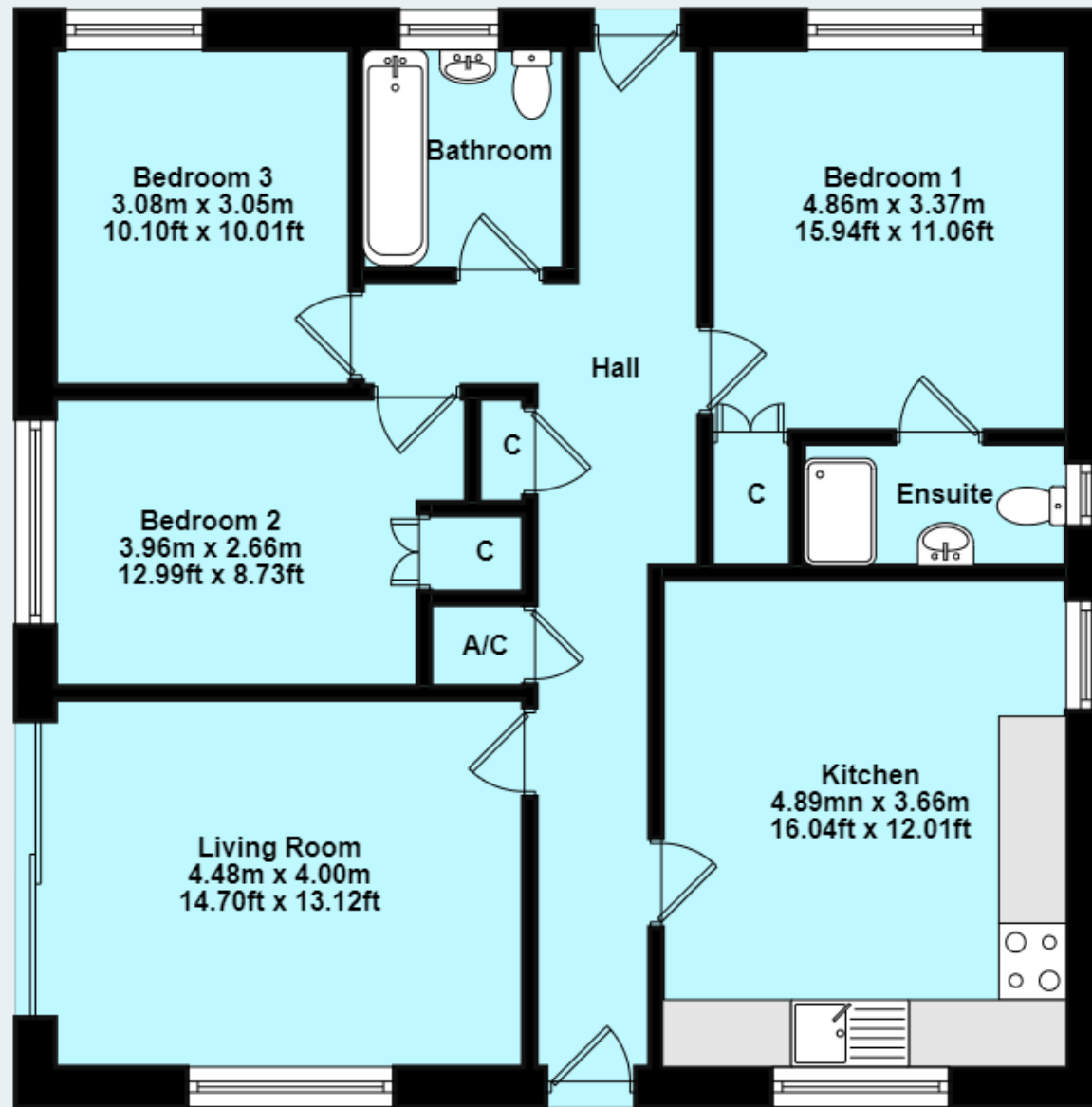
Wedlakes,
Watchet, TA23 0JL.
£360,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



TOTAL FLOOR AREA:
87.86sqm (945.72sqft) Approx.

Description

A spacious detached three bedroom bungalow with views to the Quantock Hills, garage and ample off road parking with No Onward Chain.

- Detached Bungalow
- 3 Bedrooms
- Garage & Off Road Parking
- Views
- No Onward Chain

The property comprises a detached bungalow of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property is situated at the top of a quiet and very sought after cul-de-sac within the town and benefits from private gardens with views over the adjoining farmland and the Quantock Hills.

The accommodation in brief comprises; opaque glazed uPVC door into Entrance Hall; airing cupboard housing modern foam lagged cylinder with wood slat shelving and immersion switch, storage cupboard, hatch to roof space with ladder and lighting and potential to convert into further accommodation (subject of course to any necessary planning consent), Living Room; with double aspect, sliding patio doors to garden with views over the farmland. Kitchen/Dining Room; double aspect with original fitted kitchen comprising a range of solid wood cupboards and drawers under a wood effect rolled edge worktop with stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric cooker, space and plumbing for washing machine, space and plumbing for slimline dishwasher, ample room for dining table, far reaching views to the Quantock Hills, wall hung Vaillant boiler for central heating and hot water. En-Suite Bedroom 1; with aspect to rear, built in single wardrobe. Door into Shower Room; shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal washbasin, light and shaver point. Bedroom 2; aspect to side over looking the garden, built in double wardrobe. Bedroom 3; aspect rear. Bathroom; with white suite comprising panelled bath with tiled surround, Mira shower attachment over, pedestal washbasin, low level WC.



OUTSIDE: The property enjoys wrap around gardens laid to lawn with established hedged boundaries and raised vegetable beds. To the front of the property there is off road parking for 3-4 vehicles with direct access to the Garage; with electric up and over door, personal door to the garden, 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, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: E

Parking: There is off road parking for 3-4 vehicles at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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 March 2024. 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.