



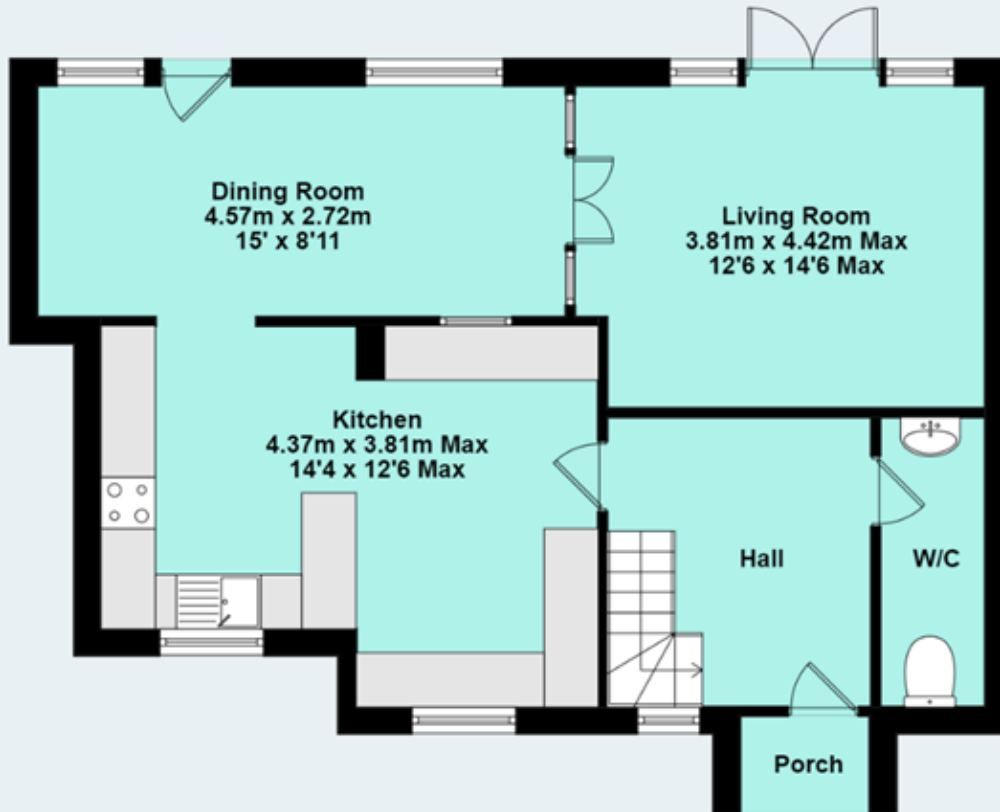
Woodland Road,
Watchet, TA23 0HH.
£270,000 Freehold

			
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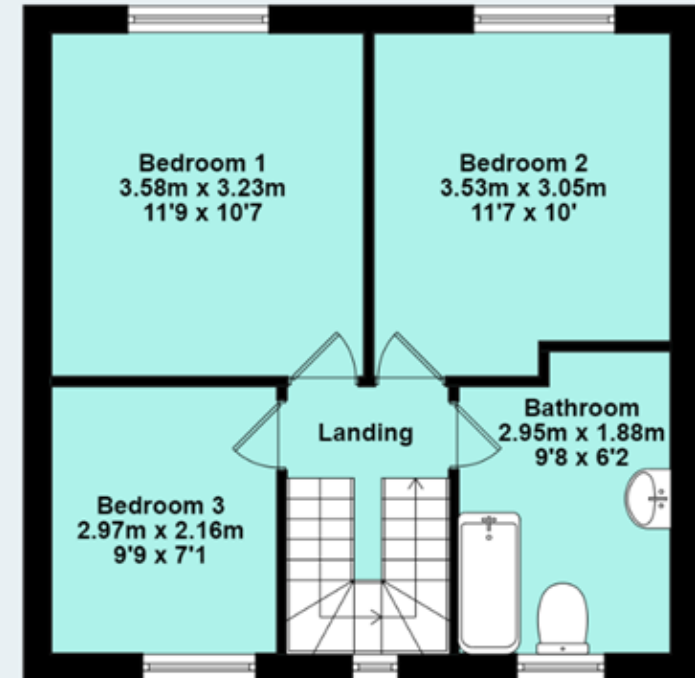
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
80.21sqm (863.37sqft) Approx.
Exc. Hall and Landing

Description

A well-presented and extended three bedroom family home with far reaching sea views in a cul-de-sac position.

- Semi-Detached
- 3 Bedrooms
- Well Presented
- Far Reaching Views
- Gas Fired Central Heating

The property comprises a traditionally constructed semi-detached family home of brick construction under a tiled roof with full uPVC double glazing and gas central heating. The accommodation is presented to an excellent standard throughout and has been extended to the ground floor to provide a spacious kitchen-dining-living room area, with far reaching views to the Bristol Channel to the front and the Quantock Hills to the rear.

The accommodation in brief comprises; half glazed uPVC door into Entrance Hall; wood effect Karndean flooring, understairs storage cupboard. Downstairs WC; ceramic tiled floor, low level WC, wash basin inset into double cupboard. Kitchen/Breakfast Room; with aspect to front, ceramic tiled floor, modern white kitchen cupboard and drawers under a granite effect rolled edge worktop, inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashback, built in electric oven with four ring hob and extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, breakfast bar, cupboard housing Worcester combi boiler for central heating and hot water, far reaching sea views to the Bristol Channel including Steep Holm. Dining Room/Study Area; wood effect laminate flooring, aspect to rear, ample room for dining table, personal door to rear garden, ample room for desk, glazed double doors into Sitting Room; with aspect to rear, wood effect laminate flooring, French doors to rear garden.

Stairs to first floor landing; hatch to roof space, half landing window with sea views. Bedroom 1; aspect to rear overlooking the arable farmland. Bedroom 2; aspect to rear overlooking the garden and arable farmland. Bedroom 3; aspect to front with far reaching views to the Bristol Channel. Family Bathroom; with white suite comprising p-shaped bath with tiled surround, thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, heated towel rail, linen cupboard.



OUTSIDE: To the front of the property there is off road parking for one vehicle with a low maintenance landscaped garden. To the rear of the property, there is a terraced garden immediately laid to paving enjoying a South West aspect with the remainder of the garden laid to lawn with far reaching views to the Quantock Hills and with the benefit of a shed with power and a substantial cabin/summerhouse which can double up as a hobby room/home office 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: C

Parking: There is off road parking for one vehicle 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 November 2022. 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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