



Brendon Road,

Watchet, TA23 0HX

Offers in Excess of £325,000

Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Awaiting floorplan.

Description

A detached two bedroom cottage, situated on the edge of the town on a generous plot with No Onward Chain.

- Detached
- 2 Bedrooms
- Generous Plot
- Garage & Parking
- No Onward Chain

The property comprises an extended detached cottage of both stone, and block construction with rendered elevations under a tiled roof with the benefit of aluminium and uPVC double glazing, and gas central heating. The cottage is situated on the edge of the popular town of Watchet, and has uninterrupted views from the rear over the adjoining arable farmland.

The accommodation in brief comprises; uPVC door into Entrance Porch; tiled floor, hatch to secondary roof space, door into Downstairs WC; tiled floor, low level WC, wash basin with tiled splashback. Boiler Room; with wall mounted Worcester combi boiler for central heating and hot water. Kitchen/Breakfast Room; with double aspect, tiled floor, modern fitted kitchen comprising a range of cream fitted cupboards and drawers under a wood effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, electric fitted oven, four ring hob over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tall fridge/freezer. Sitting Room/Dining Room; double aspect with gas fire inset into reconstructed stone fireplace with stone hearth, cupboard under stairs, door into Entrance Porch. Stairs to first floor Landing; hatch to roof space, linen cupboard. Bedroom 1; with Velux windows, built in wardrobes. Bedroom 2; double aspect, with built in wardrobes. Family Bathroom; with four piece white suite comprising panelled bath, tiled surround, shower cubicle with electric shower over, low level WC, pedestal wash hand basin, recessed storage cupboard.



OUTSIDE: The property is approached over a private lane. A five bar timber gate leads into the grounds of the property where the gardens are laid mainly to lawn and enclosed by established hedging and fences. There is off road parking for a number of vehicles and access to a modern block built garage with double timber doors with power and lighting. There is a further workshop which could be converted into further accommodation if desired, subject of course to any necessary planning consent.



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

Parking: There is off road parking 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 April 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.



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