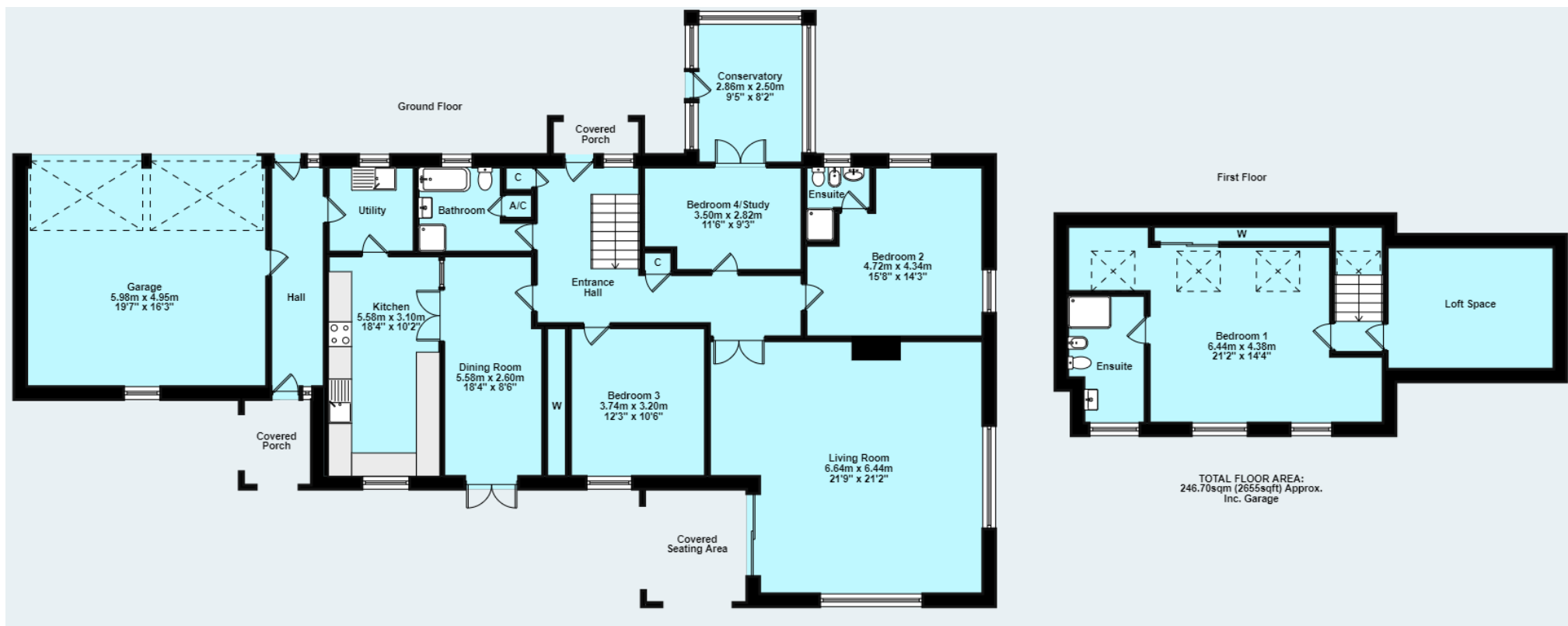




**Five Bells,**  
Watchet, TA23 0HY  
Guide Price £625,000  
Freehold

			
4	2	3	EPC

**Wilkie May  
& Tuckwood**



## Description

A substantial detached 4 bedroom, 3 bathroom bungalow offering over 2,300sq ft of south facing versatile accommodation and well-stocked gardens with sea and countryside views, close to all amenities.

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, gas central heating and home office, all sited on a level plot of approximately a quarter of an acre just a 2 minute drive from nearby amenities.

The accommodation in brief comprises; obscure glazed uPVC door with side panel into spacious Entrance Hall; built in storage cupboard with shelving leading to Hallway with further storage cupboard and hanging rail. Sitting Room; triple aspect room with views to the Quantock Hills and Brendon Hills, open fireplace with natural stone surround, wooden mantle over, slate hearth, sliding patio doors to covered seating area, TV point, telephone point. Kitchen; wood effect laminate flooring, double aspect view with nearly fitted Benchmark kitchen with white high gloss cupboards and drawers under a granite effect worktop with 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splash backs, integral Hotpoint dishwasher, Neff electric eye level double oven, 5 ring Neff gas hob with extractor fan over, space for tall fridge freezer (former door to covered hall still in situ), views to the Brendon hills,

LED ceiling lights and under unit lighting. Utility Room; wood effect laminate flooring to match kitchen, along with matching cupboards and drawers, inset ceramic sink and drainer, mixer tap over, tiled splash backs, space and plumbing for washing machine space for under counter freezer, far reaching sea views across the open farmland to the Bristol Channel, Vaillant wall mounted combi boiler for central heating and hot water. Obscure glazed door to covered rear hall. Dining Room; with obscure glazed doors into kitchen, uPVC double glazed doors to garden, TV point. Ground floor Bedroom 2; double aspect room, views to St Decumans Church over open farmland, TV point, door into En Suite Shower Room; with walk in shower cubicle with mixer thermostatic shower over, W/C, bidet, pedestal wash basin, light and shaver point, part tiled walls. Bedroom 4; vertical radiator, telephone point, double glazed patio doors into Conservatory; power and lighting, privacy blinds, ceiling fan, electric wall heater, ceramic tiled floor, views, door to front driveway. Bedroom 3; fitted wardrobes, views over garden to the Brendon Hills beyond. Bathroom; tiled walls and tiled floor, large walk in shower cubicle with thermostatic shower over, white suite comprising; panelled bath, W/C, sink inset into walnut wood effect double cupboard, heated towel rail, linen cupboard with wood slat shelving over. Stairs to first floor En-Suite Master Bedroom; half landing with Velux window, burglar alarm pad, door into door roof void with lighting and ample storage with fitted shelving. Door into En-Suite Master bedroom; Velux windows and Dorma windows, again far reaching views to the Brendon Hills and Bristol Channel, built in eaves storage with sliding doors, double aspect room, telephone point, small study area, views to St Decumans Church. En-Suite Shower Room; with fully tiled walls and flooring with electric under floor heating, large walk in low level shower cubicle with thermostatic mixer shower over, white suite comprising W/C, bidet, wash basin inset into double cupboard with shaver point.



**OUTSIDE:** The property is approached over a shared driveway with access to the gravelled parking area affording off road parking for 3 to 4 vehicles. Immediate access to the Double Garage with 2 up and over doors, power and lighting, water supply and single glazed window with aspect to rear (Could be converted to provide further annexe accommodation subject of course to the necessary planning consents) Adjacent to the driveway is a beautiful home office; installed 2018, with triple aspect room, double glazed windows, fully insulated walls and ceiling, fitted blinds, power supply, alarm and sea views. To the rear of the home office there is a timber framed shed and a sizable aluminium greenhouse with low level strawberry beds adjacent. The pathway leads to the main garden which is laid to lawn with established hedging and planted borders with a pleasant overhung covered seating area enjoying a high degree of privacy. Within the garden there is a productive fruit plot with; raspberries, blackcurrants, redcurrants, apple trees, pear trees, and plumb trees. The garden wraps around the entire property with the front garden again laid to low maintenance.



#### 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:** F

**Parking:** There is off road parking for several 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](https://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](https://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](https://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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