

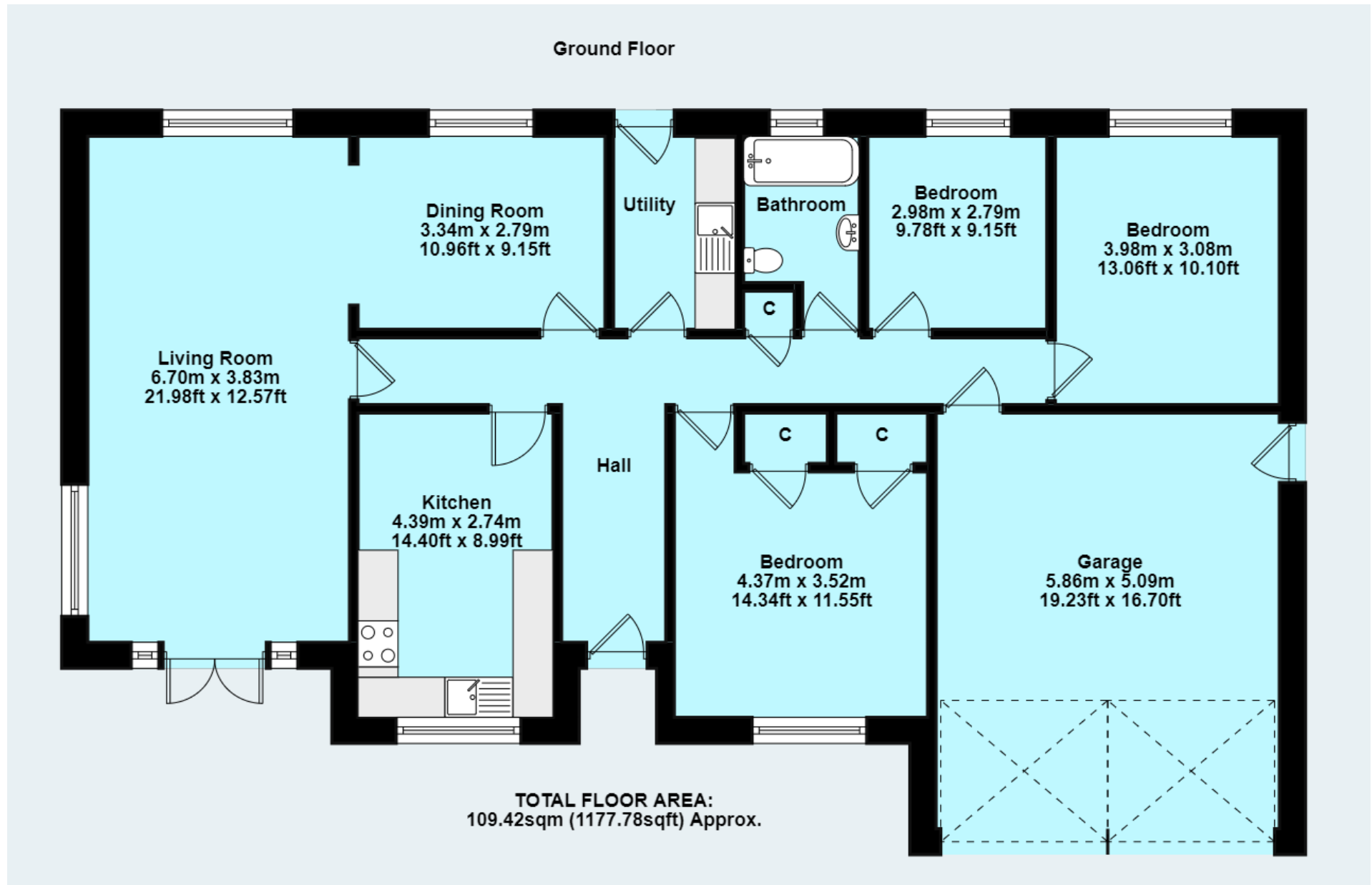


**High Bank,**  
Watchet, TA23 0ER.  
£350,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A well maintained detached 3 bedroom bungalow situated in a convenient private location close to the town centre.

- Detached Bungalow
- 3 Bedrooms
- Good Decorative Order Throughout
- Close to Town Centre
- Garage & Off Road Parking

The property comprises a detached bungalow built approximately 20 years ago of traditional brick and block construction with a recently renewed tiled roof, with the benefit of full uPVC double glazing, gas central heating and uPVC soffits, facias and guttering. The property will be found in good decorative order throughout and has been well maintained by the current owner and offers spacious accommodation close to the town centre and its amenities.

The accommodation in brief comprises; Entrance Hall; with linen cupboard, hatch to roof space. L-Shaped Living Room/Dining Room; with triple aspect, hard wood flooring, TV point. Kitchen/Breakfast Room; with aspect to front, a good range of white cupboards and drawers under a marble effect worktop with inset sink and drainer, fitted electric oven with four ring electric hob and extractor hood over, space for tall fridge-freezer, space for breakfast table, tiled floor. Utility Room; with door to rear garden, basic range of kitchen cupboards and drawers under a granite effect rolled edge worktop, space and plumbing for washing machine, Alpha combi boiler for central heating and hot water. Bedroom 1; aspect to rear. Bedroom 2; aspect to front, built in wardrobe. Bedroom 3; aspect to front. Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin and bidet. From the hallway there is a personal door into the Double Garage; with two up and over doors, power, lighting and door to side garden.



**OUTSIDE:** The property is approached via a gated entrance onto a spacious gravel driveway affording off road parking for several vehicles. The gardens are mainly to the front of the property and laid to lawn enclosed by established hedging and fencing with the rear garden laid to paving.



#### 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:** E

**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](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 May 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.