

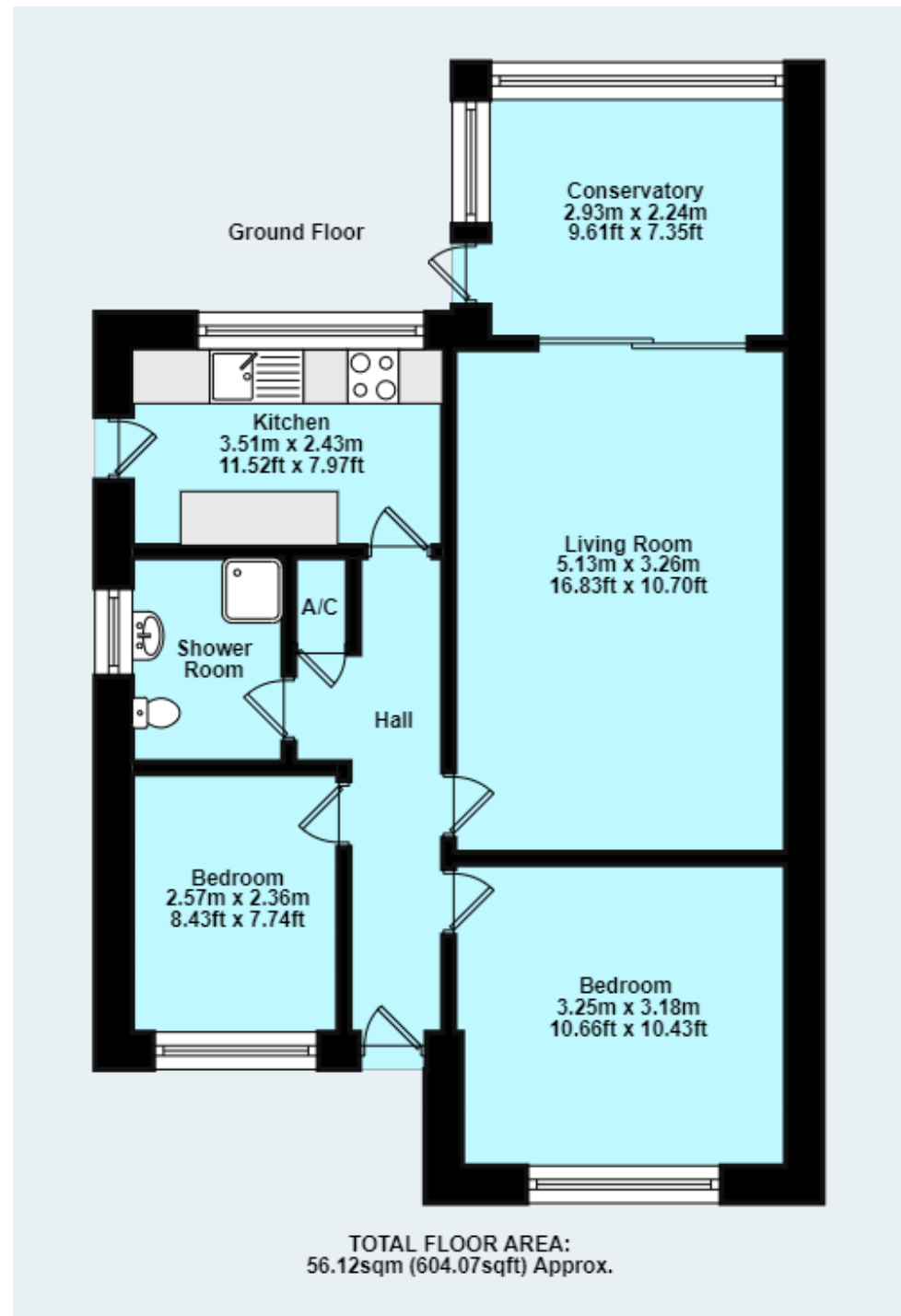


**Risdon Road,**  
Watchet, TA23 0HJ  
£220,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A two bedroom semi detached bungalow in need of cosmetic updating with solar panels and No Onward Chain.

- Semi-Detached Bungalow
- 2 Bedrooms
- Gas Central Heating
- Off Road Parking
- No Onward Chain

The property comprises a semi detached bungalow of timber framed construction with rendered elevations under a tiled roof, with the benefit of uPVC double glazing, gas central heating and solar panels, situated in a convenient location on the edge of the town with No Onward Chain.

The accommodation in brief comprises; Half glazed uPVC door into Entrance Hall; with solid wood flooring, telephone point, hatch to roof space, airing cupboard housing copper cylinder with jacket and immersion switch. Living Room; with aspect to rear, and sliding doors into the Conservatory. Kitchen; with aspect to rear, range of wooden cupboards and drawers under a granite effect rolled edged worktop with inset one and a half bowl composite sink and drainer, with mixer tap over, tiled splashback, fitted electric Neff oven, fitted four ring Neff electric hob, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Potterton boiler for central heating and hot water, door to carport. Bedroom One; with aspect to front and wood effect laminate flooring. Bedroom Two; with aspect to front and wood effect laminate flooring. Shower Room; with tiled floor, corner shower cubicle, with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

**OUTSIDE:** The property has a small lawn front garden with a number of established colourful shrubs. The driveway is accessed via double wrought iron gates with off parking for at least two vehicles, with a carport leading to the Garage; with double timber doors, power and lighting. The south facing gardens are fully enclosed and laid mainly to lawn with a small patio seating area adjacent to the Conservatory.



### 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 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.gov.uk/en-gb/broadband-coverage](https://checker.ofcom.gov.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.gov.uk/en-gb/mobile-coverage](https://checker.ofcom.gov.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 June 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:

<sup>8</sup> 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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