

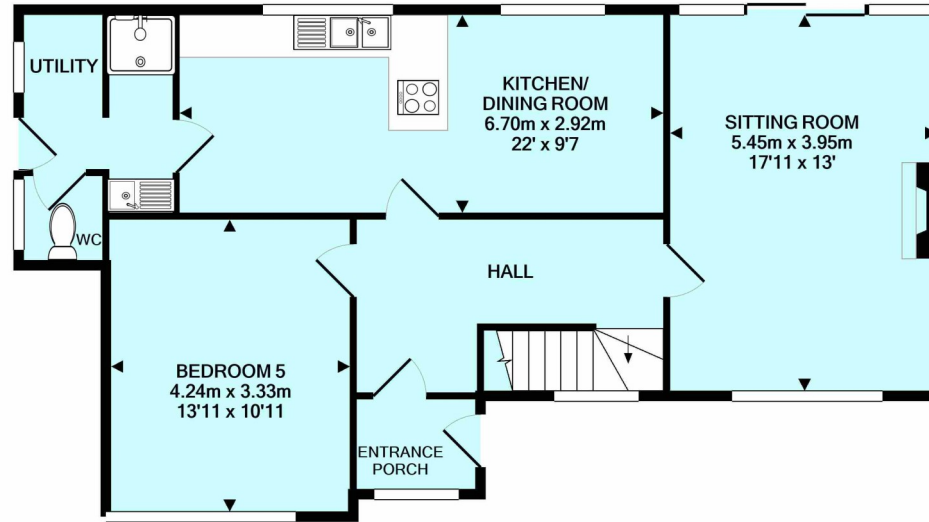


Brendon Road,
Watchet, TA23 0AX.
£410,000 Freehold

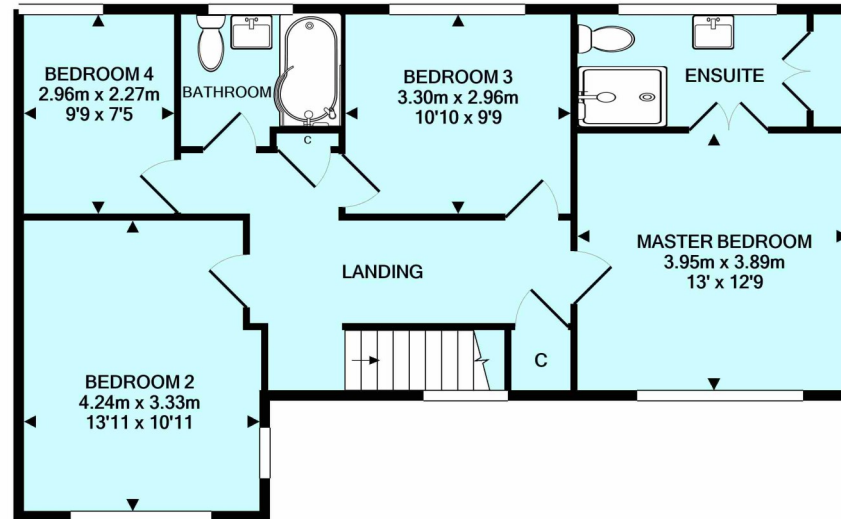
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 78.6 SQ.M.
(846 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 71.4 SQ.M.
(768 SQ.FT.)
TOTAL APPROX. FLOOR AREA 149.9 SQ.M. (1614 SQ.FT.)
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Description

A substantial detached 4/5 bedroom 1950s family home with 3 parking spaces, garage, south facing garden and far reaching views to the Bristol Channel.



- Detached
- 4/5 Bedrooms
- Well Presented
- Far Reaching Views
- Garage & Off Road Parking

The property comprises a detached family home of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house enjoys views to the Bristol Channel from most rooms, and has flexible accommodation traditionally arranged over two floors with the benefit of two reception rooms, a ground floor shower and WC.

The accommodation in brief comprises; glazed uPVC door into Entrance Porch; glazed uPVC door into Entrance Hall; original herringbone wooden flooring. Door into Sitting Room; double aspect, sliding uPVC double glazed doors to rear garden, open fire with slate hearth, marble surround with inset cast iron hood and grate, TV point, telephone point, far reaching sea views to Wales over the Bristol Channel. Dining Room/Study or Bedroom 5; aspect to front, again with sea views, original herringbone wooden flooring. Kitchen/Dining Room; aspect to rear, with a newly fitted kitchen comprising an excellent range of green coloured shaker style cupboards and drawers under a marble effect worktop with inset composite one and a half bowl sink and drainer, mixer tap over, fitted electric eye level oven, four ring hob and extractor fan over, space for under counter fridge, space and plumbing for a dishwasher, fitted large display cabinet, telephone point, TV point, ample room for a table and chairs. Squared archway to rear hall; stainless steel sink and drainer, mixer tap over, space and plumbing for washing machine with space for tumble dryer over. Shower Room; walk in Indian slate tiled shower cubicle with Mira Sport electric shower over, extractor fan, heated towel rail. Downstairs WC; tiled floor, part tiled and part

pine clad walls, low level WC, wash hand basin, Ideal Logic gas combi boiler for central heating and hot water, light and shaver point. Stairs to the first floor landing; window with aspect to front, again with far reaching sea views, cupboard with hanging rails, linen cupboard with fitted shelving, hatch to roof space with loft ladder. Principal En-Suite Bedroom; double aspect, sea views, TV point, double doors into En-Suite Shower Room; with low level walk in shower cubicle with thermostatic mixer shower over, low level WC, wash hand basin inset into vanity unit, heated towel rail, double storage cupboard. Bedroom 2; aspect to front, sea views. Bedroom 3; aspect to rear. Bedroom 4; aspect to rear. Family Bathroom; white suite comprises P-shaped bath, part tiled walls, thermostatic mixer shower over bath, wash hand basin, low level WC, heated towel rail, light and shaver point.



OUTSIDE: The property has the benefit of 3 off road parking spaces with access to a single Garage with power and lighting, and up and over door. A gentle slope or alternatively steps lead to the front door. The front is planted to mature plants and to the rear of the house there is a terraced directly south facing garden over 2 levels laid to lawn with planted borders and again enjoying far reaching sea views over the Bristol Channel to include Steep Holm. Within the garden there is a vegetable patch which includes numerous soft fruits. There is also a newly installed patio with pergola over, giving a space for entertaining and taking in the views.



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 and a Garage 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 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:

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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