

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## Westering, 8 Five Bells

Watchet, Somerset, TA23 0HZ

Guide Price; £635,000





## Five Bells

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An incredibly spacious three-bedroom detached 1930's family home with large south facing gardens and uninterrupted countryside views situated just a mile from the coast and Quantock Hills.

The property comprises a detached 1930's family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and extended ground floor living accommodation with annexe potential. The property has been the subject of a programme of refurbishment during our clients tenure, and enjoys wonderful far reaching views over the nearby arable farmland and to the Brendon and Quantock Hills from many of the rooms



# ACCOMMODATION



**T**he accommodation comprises in brief: recently installed double glazed double doors into the **Entrance Porch**, with double glazed uPVC door into the **Entrance Hall**; with under stairs storage cupboard. **Downstairs WC** with low level WC, wash basin with tiled splashback. **Kitchen/Breakfast Room**; double aspect, tiled floor with under floor electric heating, range of fitted solid oak kitchen cupboards and drawers under a granite worktop with inset one and a half bowl sink and drainer with mixer tap over, space for a range oven, with extractor hood over, space for tall fridge/freezer, space and plumbing for a dishwasher. **Breakfast Room**; with a tiled floor, electric under floor heating, far reaching views, double doors to the front terrace. **Living Room**; aspect to front, with views, chimney breast with inset woodburner and slate hearth, reclaimed oak beam over, double glazed double doors into the **Conservatory**; with fantastic far reaching views to the Quantock Hills, wood effect laminate flooring, double doors to the rear garden. **Study or Dining Room**; with aspect to the side, views to the Quantock Hills. **Rear Hall** with tiled floor, door into **Utility Room**; with a range of wood effect cupboards and drawers under a granite effect rolled edge worktop, with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for tumble dryer, space for under counter fridge and freezer. **Boot Room**; with tiled floor. **Wet Room**; with tiled walls, wet room flooring, electric Mira shower over, Belfast sink, heated towel rail, door into **second WC**; with low level WC, corner wash basin with tiled splashback, wall mounted Worcester boiler, door to the rear garden and door to the side garden from the hallway.





Stairs to the first floor with half landing window. **Landing** with hatch to roof space and airing cupboard with modern cylinder, wood slat shelving and immersion switch. **Bedroom 1**; with bay window, again enjoying fine views, feature cast iron fireplace with tiled hearth. **Bedroom 2**; with a double aspect, built in storage cupboard. **Bedroom 3**; with aspect to side, with views to the Quantock Hills, corner wash basin with tiled splashback. **Family Bathroom**; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.





## OUTSIDE

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The property is approached over a long sweeping driveway with a 5 bar timber gate leading into the grounds of the house where there are three parking areas, and access to the timber Garage; with double timber doors. The plot is south facing and stock proof, being laid mainly to lawn with a number of established fruit and pine trees, together with a summerhouse, and seating terrace accessed from the Kitchen/Dining Room.

# ACCOMMODATION

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Inner Hall
- Utility Room
- Boot Room
- Wet Room
- Downstairs WC x 2
- 1<sup>st</sup> Floor
- Bedroom One
- Bedroom Two
- Bedroom Three
- Family Bathroom
- Garage

## GENERAL REMARKS AND STIPULATIONS

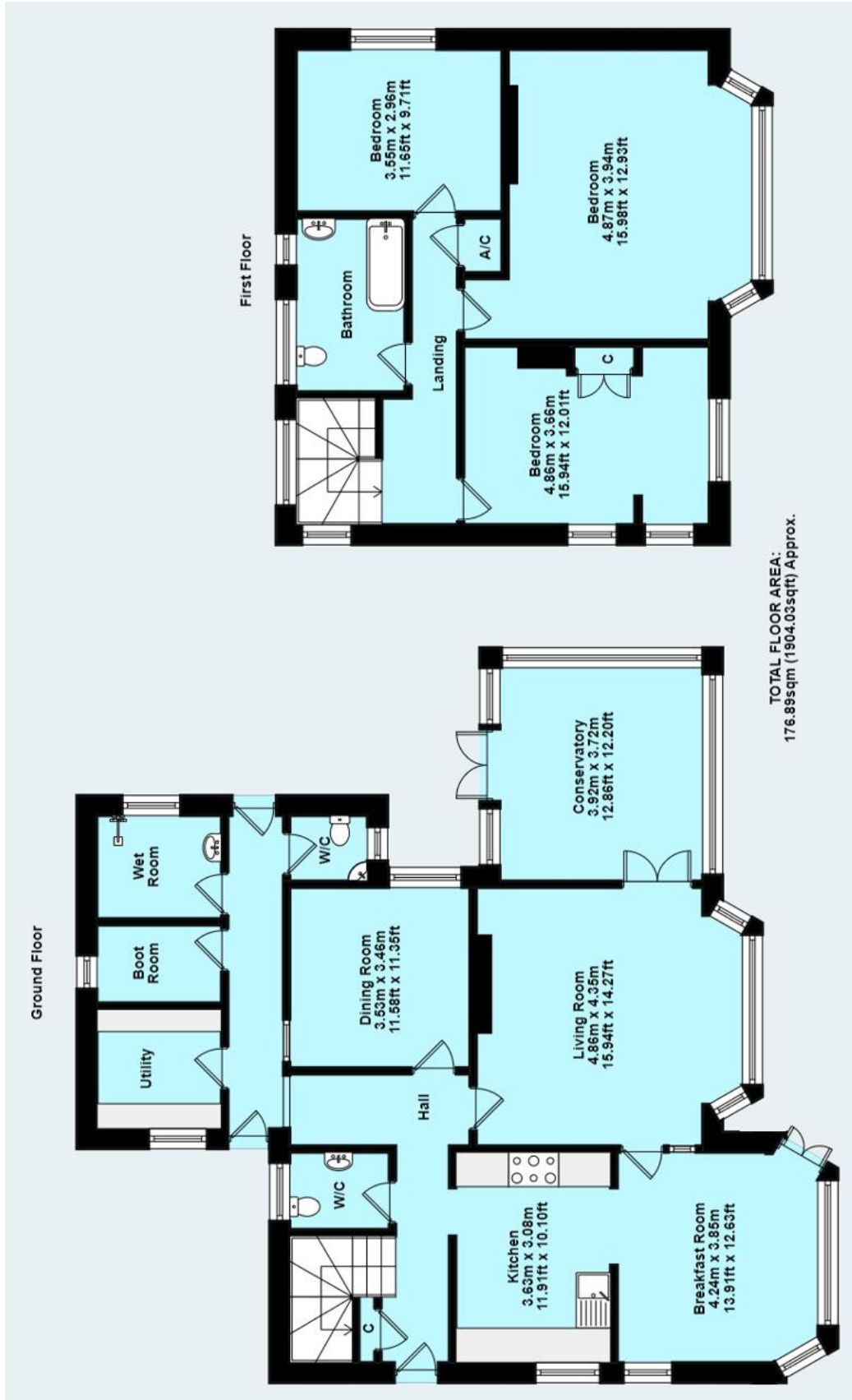
**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, electricity and gas are connected. The property is served by a recently replaced private septic tank drainage system.

Council Tax Band: E

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN







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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. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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