



## High Street,

Watchet, TA4 4NW

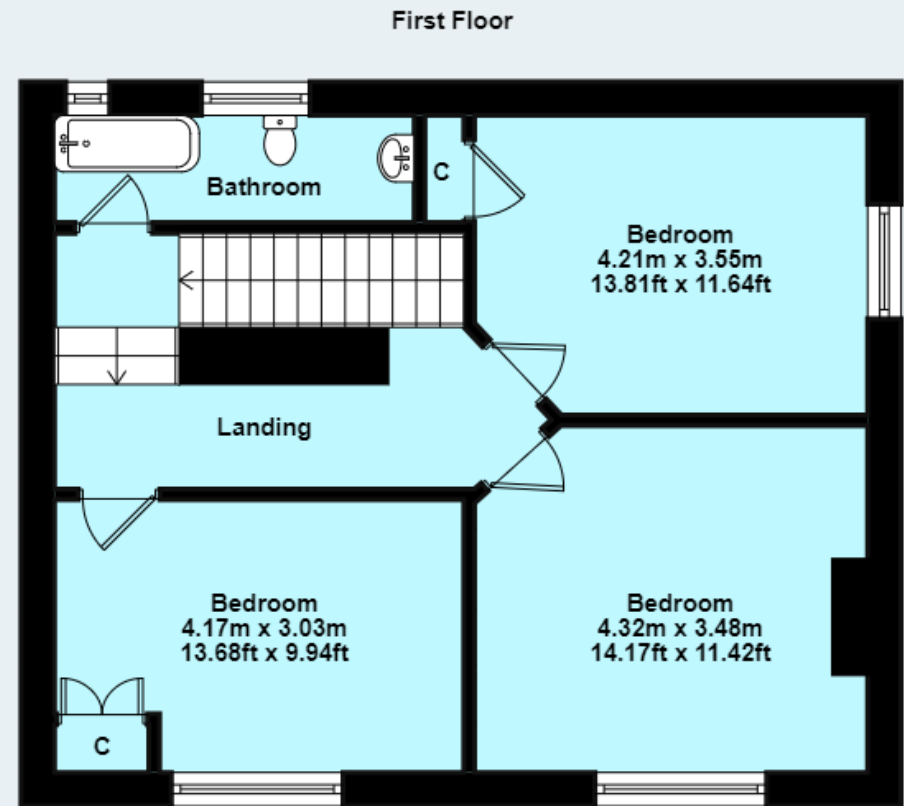
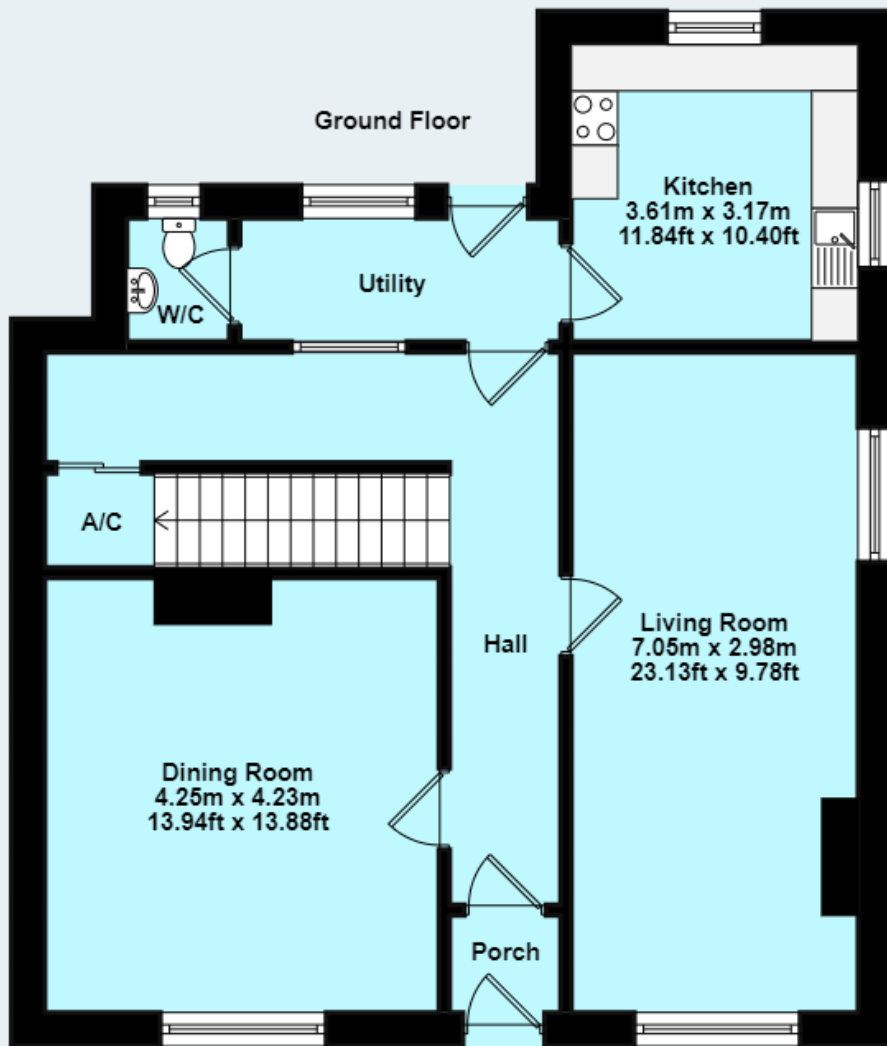
Guide Price £325,000

Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA:  
131.85sqm (1419.22sqft) Approx.

# Description

A spacious semi detached former farmhouse with well presented and flexible living accommodation conveniently situated close to the village centre.

- Semi-Detached
- 3 Bedrooms
- Close to Amenities
- Good Order Throughout
- One Off Road Parking Space

The property comprises a semi detached former farmhouse situated in a central position within the popular village of Williton. Believed to have been a former farmhouse, the accommodation is spacious and flexible with extended ground floor accommodation and three double bedrooms to the first floor. The cottage will be found in good order throughout and benefits from one off road parking space and a walled garden.

The accommodation in brief comprises; part glazed door into Entrance Porch; tiled floor, part glazed door into Entrance Hall; panelled walls, spacious study area with wood effect laminate floor, under stairs storage cupboard, airing cupboard with modern foam lagged cylinder and immersion switch. Sitting Room; with a double aspect, open feature fireplace with marble style surround, and wooden mantel piece over. Dining Room; with an aspect to the front, open feature fireplace with inset cast iron surround, tiled marble hearth, with wooden mantel piece over, glazed alcove cupboards. Kitchen; with a double aspect, tiled floor, shaker style cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, space for electric oven with extractor fan over, integrated fridge, integrated freezer, cupboard housing Baxi boiler installed 2024 with the remainder of a 5 year guarantee. Utility Area; with aspect to rear, wood effect laminate flooring, space and plumbing for a washing machine, space for and plumbing available for a dishwasher if required. Downstairs WC; with wood effect laminate flooring, low level WC, pedestal wash basin. Stairs to the first floor, from the Entrance Hall; landing with hatch to roof space. Bedroom 1; aspect to front. Bedroom 2; aspect to front with built in wardrobe. Bedroom 3; aspect to side. Family Bathroom; with views to the Quantock Hills, white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.



**OUTSIDE:** The property has one off road parking space and a pleasant enclosed walled rear garden with gated pedestrian access. The gardens are laid to lawn with a pond, and timber shed that will be included in the sale, and there is scope to create further off road parking if desired.



#### 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, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** B

**Parking:** There is one off road parking space 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 September 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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