



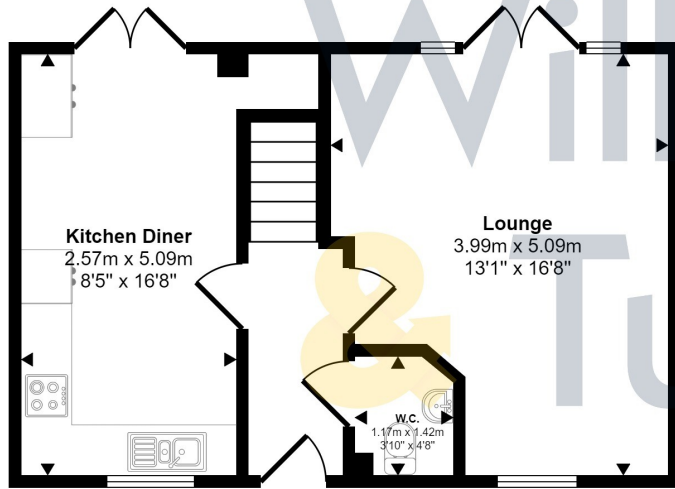
**Helwell Street,**  
Watchet, TA23 0FB.  
£320,000 Freehold

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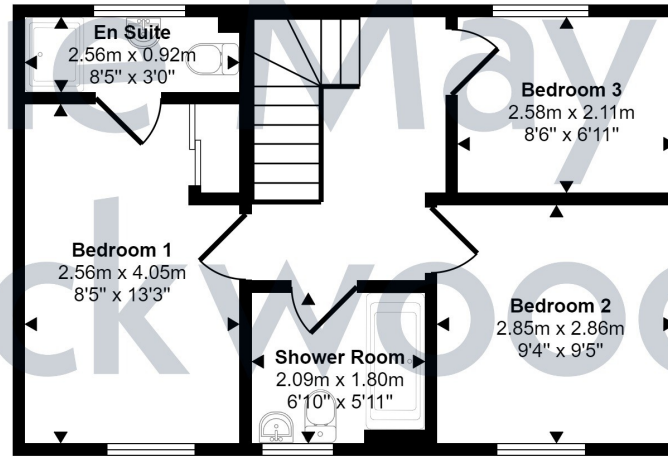
**Wilkie May  
& Tuckwood**

# Floor Plan

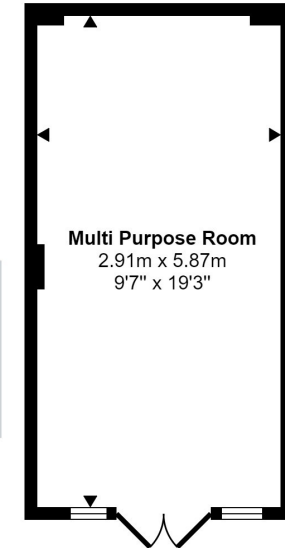
Approx Gross Internal Area  
96 sq m / 1037 sq ft



Ground Floor  
Approx 39 sq m / 424 sq ft



First Floor  
Approx 40 sq m / 429 sq ft



Reception Room  
Approx 17 sq m / 184 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

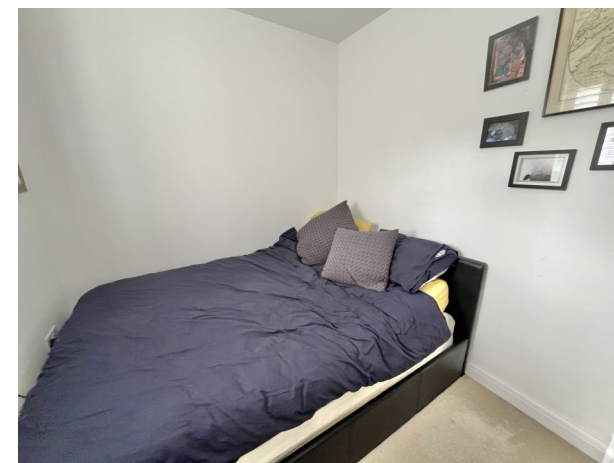
# Description

A modern three bedroom semi detached family home situated in an outstanding position with uninterrupted sea views, and being adjacent to the West Somerset Steam Railway Line.

- Semi-Detached
- Three Bedrooms
- Far Reaching Views
- Off Road Parking
- Home Gym/Multi Purpose Room

The property comprises a semi detached family home of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating and the benefit of the remainder of the original builders warranty. The house has a landscaped low maintenance garden, a home gym that could be used for a number of business purposes, and sea views for miles.

The accommodation in brief comprises; composite door into Entrance Hall; wood effect laminate flooring, door into Downstairs WC; wood effect laminate flooring, low level WC, pedestal wash basin. Living Room; with double aspect, sea views, French doors to the rear garden. Kitchen/Breakfast Room; with wood effect laminate flooring, double aspect, sea views, shaker style cream coloured cupboards and drawers under a wood effect rolled edge worktop with matching upstands, inset one and half bowl stainless steel sink and drainer, mixer tap over, eye level electric double oven, four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for fridge/freezer, under stairs storage. French doors to the rear garden. Stairs to first floor landing; hatch to roof space. En-Suite Bedroom; double aspect with sea views, built in wardrobe, door into En-Suite Shower Room; with tiled shower cubicle with electric Triton shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom 2; aspect to front, Bedroom 3; aspect to rear. Shower Room; with large low level shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail.



**OUTSIDE:** The property benefits from off road parking for two vehicles, with access then to the former Garage that has been converted to a multi purpose room with power, lighting and loft storage. From the rear garden far reaching views to the Quantock Hills can be enjoyed, and the garden is laid to decking, paving and low maintenance artificial lawn.



#### 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.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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