

# Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



## ST. DECUMANS HEIGHTS

St. Decumans Road, Watchet, Somerset, TA23 0FL

GUIDE PRICE: £575,000



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**An impressive four bedroom modern detached house set in an exclusive and popular gated development with far reaching views over Watchet, the Marina and across the Bristol Channel to Wales..**

This immaculately presented property comprises a detached house built by Rock Homes in 2008, the property is of traditional brick and block construction with rendered elevations under a slate roof. Set in an exclusive and popular gated development that is quiet and tucked away, yet close to the town centre and its amenities. The property benefits from far-reaching views, gas fired central heating, uPVC and timber framed double glazing, garage, off road parking and a south westerly facing rear garden that has recently been landscaped and greatly improved.



**T**he property comprises in brief: Timber framed double glazed door into; **Entrance Porch** - with engineered oak flooring, timber framed glazed door into; **Entrance Hall** - with engineered oak flooring, storage cupboard and stairs rising to the first floor. Door into the **Downstairs WC** - with engineered oak

floor, pedestal basin, tiled splashback, low-level WC. **Living Room** - with an aspect to the front, views over the Bristol Channel towards the Welsh coastline, TV point, engineered oak flooring, recently installed acoustic panelling and an impressive range of coloured storage cupboards. **Kitchen/Dining Room** - with an aspect to the rear, tiled floors, range of grey coloured cupboards and drawers under a squared edge granite work surface, integrated Neff double oven, integrated Neff four ring gas hob with Neff

extractor over, integrated fridge/ freezer, integrated Neff dishwasher, integrated Logik washing machine, inset one and a half bowl sink and drainer incorporated into worksurface, cupboard, housing Biasi gas fired combi boiler, double timber framed doors lead out onto the rear garden.

To the first floor: **Landing** - with stairs rising to the second floor and airing cupboard housing the hot water cylinder. **Bedroom 2** - with an aspect to the front and views over the Bristol Channel towards the Welsh coastline, TV Point and telephone point; door into **En-Suite Shower Room** - with tiled floors and walls, shower cubicle with thermostatic mixer shower over, wall hung sink, low level WC, heated towel rail and extractor fan. **Bedroom 3** - with an aspect to the rear and built in wardrobe. **Bedroom 4** - with an



aspect to the front and views over the Bristol Channel towards the Welsh coastline to include Flat Holm and Steep Holm. **Family Bathroom** - with fully tiled floor and walls, white suite comprising low-level WC, panelled bath, wall hung basin, shower cubicle with thermostatic mixer shower over, heated towel rail, shaver point and extractor fan.

Stairs to the second floor: **Landing** - with cupboard to eaves storage; **Bedroom 1** - with three built in wardrobes and a view over the town of Watchet, the Bristol Channel and Welsh coastline, door into En-suite Shower Room; with fully tiled walls and floor, shower cubicle with thermostatic mixer shower over, pedestal wash basin, low-level WC, heated towel rail, shaver point and extractor fan.



## OUTSIDE

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The property is accessed over a shared tarmacadam driveway which leads to the single Garage and two off-road parking spaces, a stone paved path leads to the front door, the front garden is predominantly laid to lawn for ease of maintenance. The rear garden has recently been totally redesigned and is now level, and easy to maintain. Immediately off of the patio doors there is a generous sandstone patio with side garden laid to chippings. Easy steps lead to the main garden area which has two further generous patio areas taking in the wonderful views. The remainder of the garden is laid to lawn with local Capton sandstone faced walls.



# ACCOMMODATION

Entrance Porch  
Entrance Hall  
Downstairs WC  
Living Room  
Kitchen/Dining Room  
1st Floor  
En-Suite Bedroom  
Bedroom 2  
Bedroom 3  
Family Bathroom  
2nd Floor  
En-Suite Bedroom  
Garage  
Gardens

## 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 drainage are connected. Gas fired central heating.

**Council Tax Band:** E

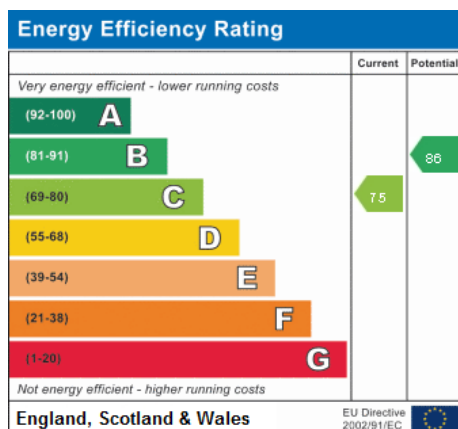
**Parking:** There is off road parking at this property and a Garage.

**Agents Note:** We understand there is a service charge of approximately £350.00 per annum for the maintenance of communal areas and private road ways.

**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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

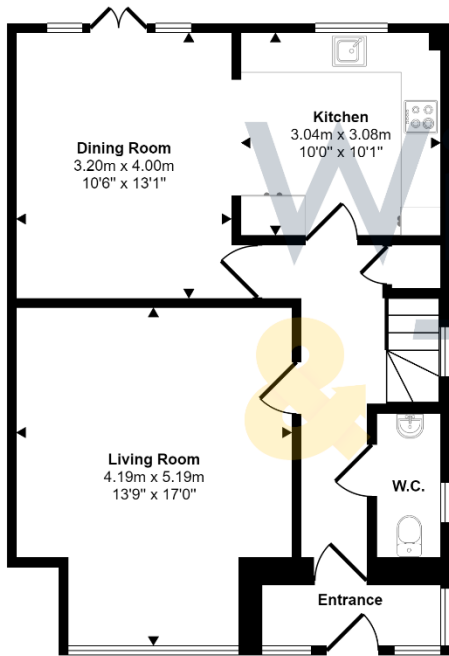
**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

**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](http://flood-map-for-planning.service.gov.uk/location)

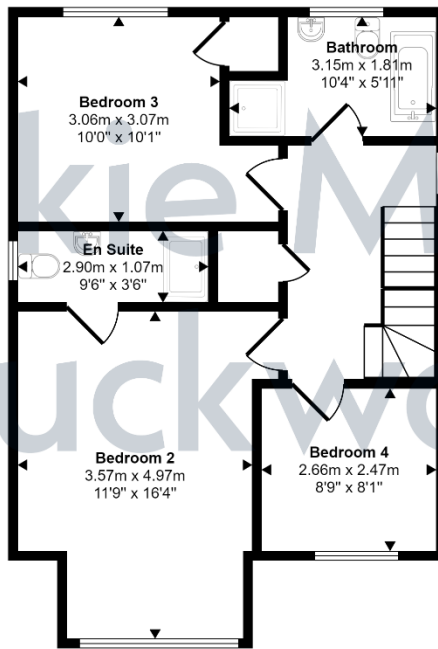


# FLOORPLAN

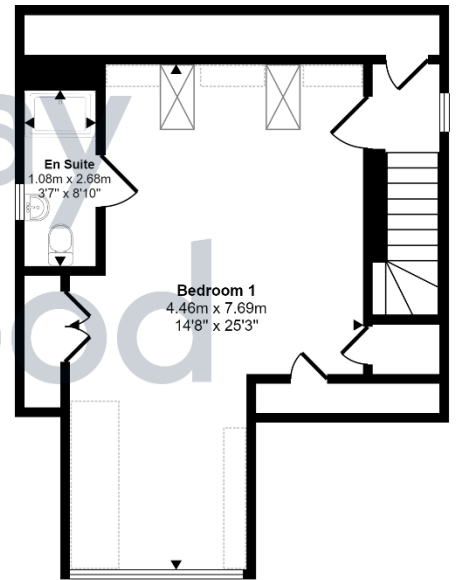
Approx Gross Internal Area  
159 sq m / 1714 sq ft




Ground Floor  
Approx 59 sq m / 637 sq ft



First Floor  
Approx 55 sq m / 597 sq ft



Second Floor  
Approx 45 sq m / 481 sq ft

 Denotes head height below 1.5m

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.



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 August 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. 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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