



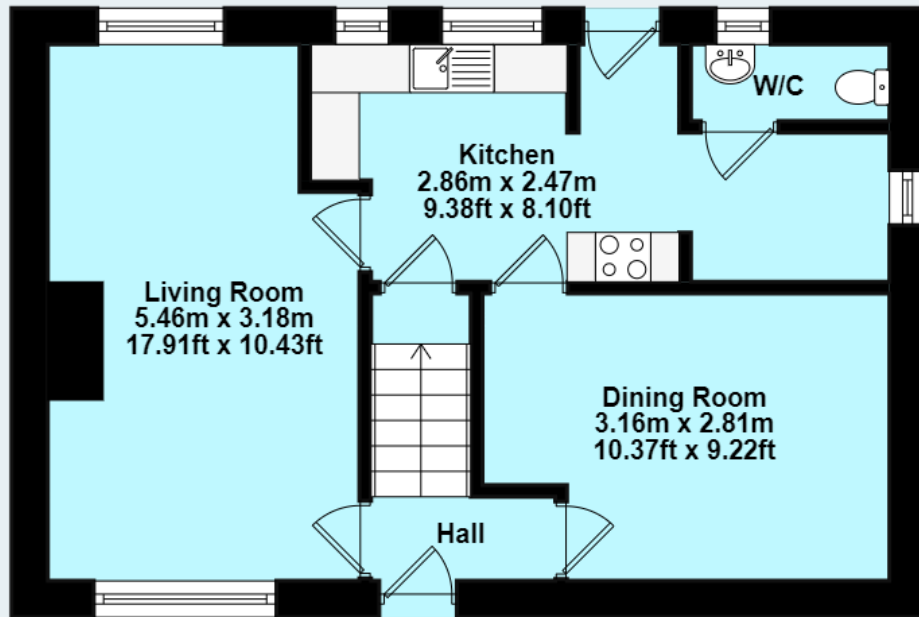
South Road,
Watchet, TA23 0HD.
£235,000 Freehold

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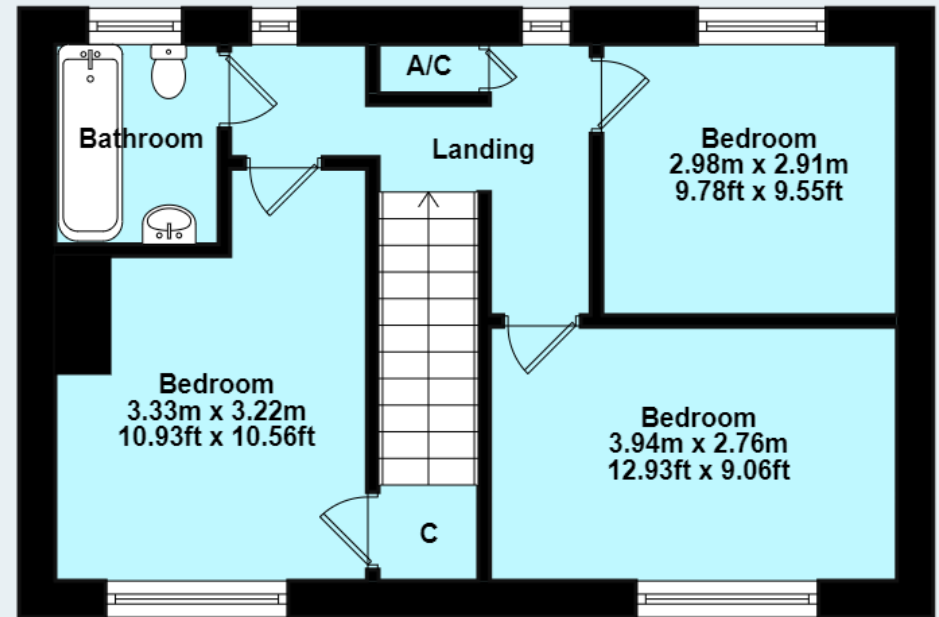
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
82.58sqm (888.88sqft) Approx.

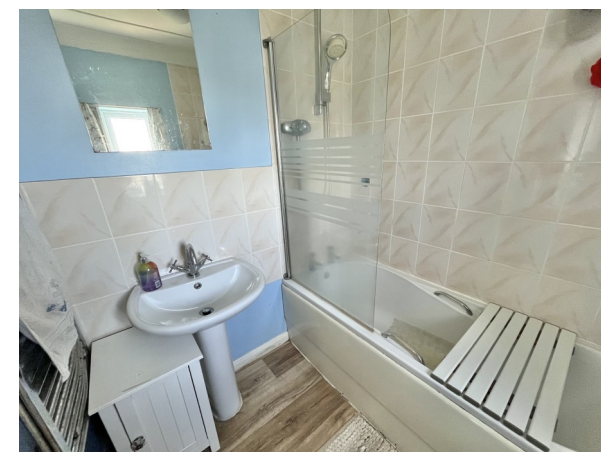
Description

A three bedroom semi detached family home, with a generous garden and views to the Bristol Channel and Quantock Hills.

- Semi-Detached
- 3 Bedrooms
- Close to Amenities
- Two Reception Rooms
- Gas Fired Central Heating

The property comprises a semi detached family home situated in a convenient location just a short walk from the shops and first school. The house is built of traditional stone and brick construction with rendered elevations under a tiled roof and has full uPVC double glazing and gas central heating. The house also has two reception rooms, a downstairs WC, and good sized gardens with far reaching views to the Bristol Channel and in the distance to the Quantock Hills.

The accommodation in brief comprises; door into Entrance Hall; door into Dining Room; with aspect to front, feature open fireplace with tiled hearth, door into Kitchen; with aspect to rear; range of cream coloured cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric oven with extractor fan over, space for tall fridge/freezer, space for under counter fridge, space and plumbing for a washing machine, with space over for a tumble dryer. Door into Downstairs WC; with low level WC, wash basin, heated towel rail. Sitting Room; with double aspect, feature open fireplace with tiled hearth. Stairs to first floor landing; hatch to roof space, boiler cupboard with Ideal logic combi boiler for central heating and hot water, windows with far reaching views. Bedroom 1; aspect to front, feature cast iron fireplace, cupboard over the stairs. Bedroom 2; aspect to front. Bedroom 3; aspect to rear with far reaching views. Family Bathroom; with a white suite, panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.



OUTSIDE: To the front of the property there is a small garden enclosed by an established hedge with pedestrian gated access to the generous rear garden that has a large timber shed that will be included in the sale. The garden is laid to lawn, with adjacent beds laid to chippings, and there is a decked and paved seating area.



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: B

Parking: There is on street 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

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 October 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.