



Harbour Road,

Watchet, TA23 0AQ.

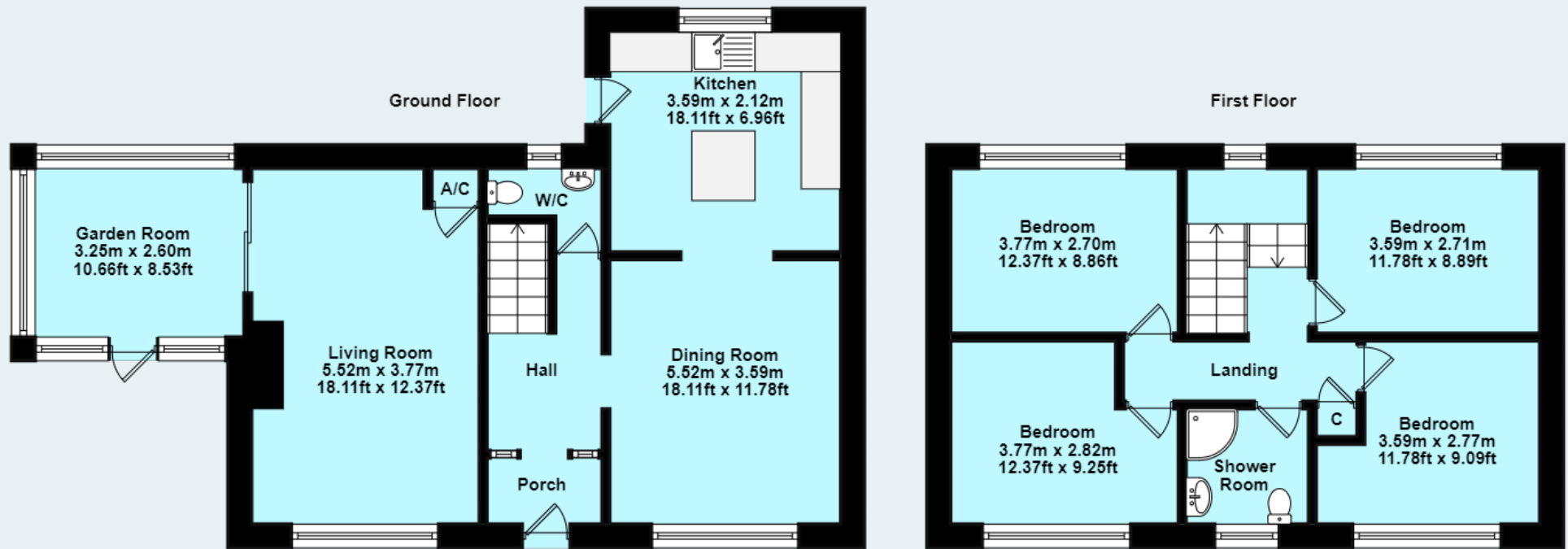
Guide Price £450,000

Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
116.37sqm (1252.70sqft) Approx.

Description

A very rare opportunity to acquire a four bedroom detached family home, centrally situated within the town, with off road parking, a double Garage and walled gardens.

- Detached
- 4 Bedrooms
- Close to Amenities
- Garage & Parking
- Gas Central Heating

The property comprises an extended detached family home built in the 1950's of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating, together with solar panels that are owned outright. The house is centrally situated in the town, and sits behind double timber gates with off road parking for several cars and a double Garage. The house overlooks the heritage West Somerset Steam Railway Line and enjoys far reaching views to the Bristol Channel, and nearby Lighthouse.

The accommodation in brief comprises; uPVC part glazed door into Entrance Porch. Squared archway into Entrance Hall. Door into Downstairs WC; with low level WC, wash basin, under stairs storage cupboard. Living Room; double aspect, wood warm multi fuel burner inset into chimney breast with slate hearth, boiler cupboard housing a Baxi combi boiler for central heating and hot water. Sliding doors into Conservatory; with uPVC double glazed window and doors, a recently installed "Warm roof", power points and heating and a door to the rear garden. Kitchen/Dining Room; with triple aspect, ample room for dining table, gas fire inset into chimney breast. Squared archway into Kitchen; with an excellent range of grey coloured kitchen cupboards and drawers under a wood effect rolled edge worktop with inset 1 ½ bowl sink and drainer, mixer tap over, tiled splashbacks, eyelevel electric double oven, four ring gas hob and extractor fan over, space for tall fridge-freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, central island to match kitchen units, double glazed uPVC door to rear garden and lean to boot store.

Stairs to First Floor Half Landing; with aspect over the rear garden. Stairs onto the main Landing; with hatch to roof space with loft ladder, linen cupboard with radiator and wood slat shelving. Bedroom 1; aspect to rear, far reaching sea views over the Bristol Channel and towards the Welsh coastline. Bedroom 2; aspect to rear with a view of the Lighthouse, the Bristol Channel and Welsh coastline. Bedroom 3; aspect to front. Bedroom 4; aspect to front. Family Bathroom; with part tiled and part multi panelled walls, corner shower cubicle with electric Triton shower over, low level WC, pedestal wash basin, towel rail.



OUTSIDE: The property is approached through timber double gates, leading onto a spacious driveway with off road parking for several vehicles, where there is easy access to the precast concrete double Garage; with up and over doors, power and lighting. The gardens are L-shaped with the immediate rear garden behind the kitchen laid to lawn with paved seating area and established fruit trees and a summerhouse (available by separate negotiation) and a woodstore. The remainder of the rear garden is laid to lawn, enclosed by natural local stone walls with a further seating area, a pond, a garden store, shed, greenhouse and a composting and potting area.

AGENTS NOTE: There are solar panels which are owned and generating, there is also a burglar alarm pad.



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 and a double garage 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

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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 PROPERTY MISDESCRIPTIONS ACT 1991 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.



Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE

