



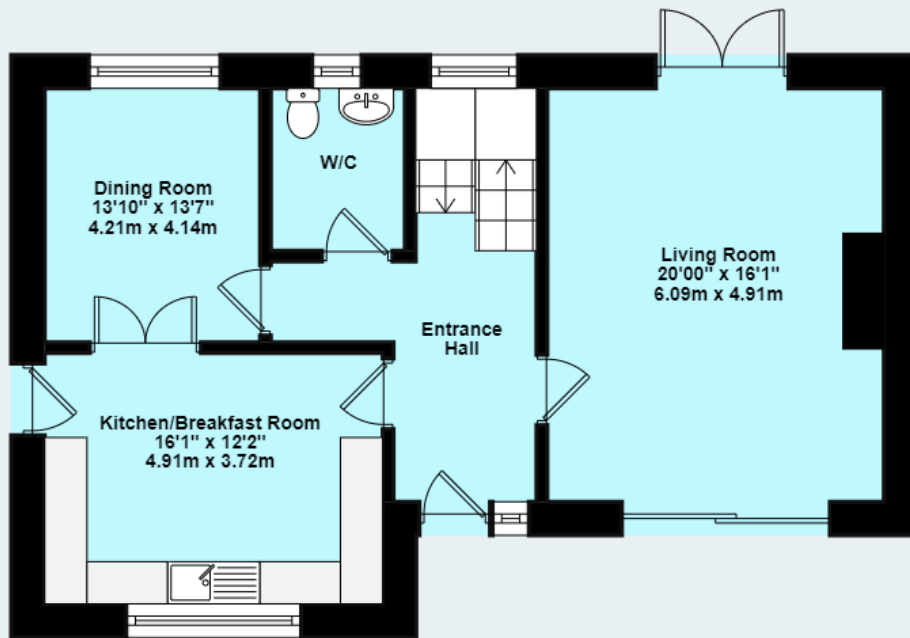
Brendon Road,
Watchet, TA23 0AX
£435,000 Freehold

			D
4	2	2	EPC

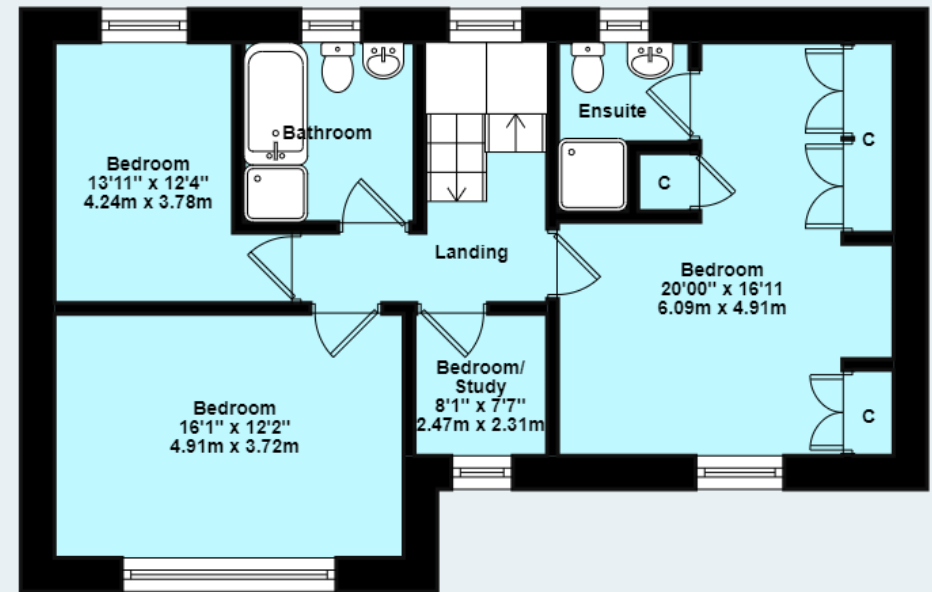
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
1712sqft (159.05sqm) Approx.

Description

A substantial detached family home with sea views, a Garage and off road parking available with No Onward Chain.

- Detached
- 4 Bedrooms
- Garage & Parking
- Far Reaching Views
- No Onward Chain

The property comprises a detached family home built in around 1999 by a local builder, of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house sits in an elevated position in the town, with far reaching views over the Bristol Channel and has 1800sq ft of accommodation that needs some cosmetic modernisation, and the house is available with No Onward Chain.

The accommodation in brief comprises; part glazed wooden door into a very spacious Entrance Hall; with under stairs storage. Downstairs WC; with low level WC and pedestal wash basin. Living Room; double aspect with sliding double doors to front terrace and French doors to rear garden, gas living flame coal effect fireplace inset with marble tiled surround, wooden mantelpiece over. Kitchen; with aspect to front, part tiled floor, range of wooden kitchen cupboards and drawers under a granite effect squared edge worktop, with inset one and half bowl sink and drainer, mixer tap over, tiled splashbacks, integrated fridge-freezer, space for range oven, integrated washing machine, ample room for table. Double doors into Dining Room; with aspect to rear. Stairs to First Floor Landing; hatch to roof space. Door into Large En-Suite Principle Bedroom; with double aspect, far reaching views over the farmland in front and the Bristol Chanel towards the Welsh Coastline, excellent range of fitted wardrobes, airing cupboard with modern foam lagged cylinder, immersion switch, wood slat shelving over. Door into En-Suite Shower Room; shower cubicle, tiled walls, thermostatic mixer shower over, low level WC, pedestal wash basin, light and

shaver point. Bedroom 2; with aspect to the front with views to match Principle Bedroom. Bedroom 3; with aspect to the rear overlooking the garden. Bedroom 4; aspect to front. Family Bathroom; with tiled walls and floor, four piece suite comprising panelled bath, separate shower cubicle with thermostatic shower over, low level WC, pedestal wash basin.



OUTSIDE: To the front of the property there is a blocked paved driveway affording off road parking for two cars with an up and over door leading into the Garage; with power and lighting. The rear gardens are terraced with the immediate area outside the house being paved with wooden steps leading up to the remaining terraces which are planted and paved, from the top views can be enjoyed to the Bristol Chanel.



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: E

Parking: There is a garage and 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

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 November 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.



Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE

