



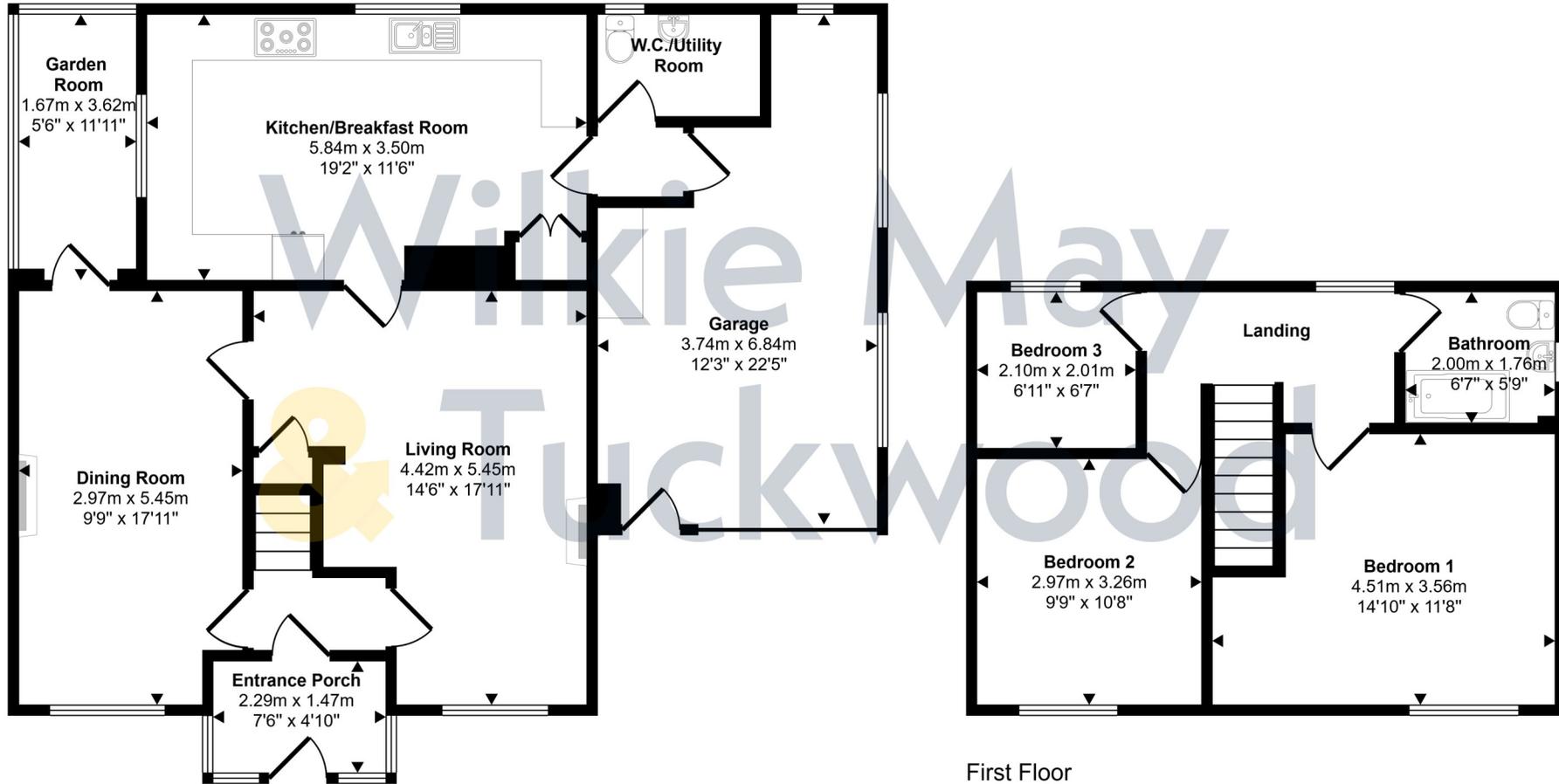
Brendon Road,
Watchet, TA23 0AU
£395,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
140 sq m / 1511 sq ft



First Floor
Approx 42 sq m / 449 sq ft

Ground Floor
Approx 99 sq m / 1061 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 beautifully presented detached three bedroom family home with views over the heritage West Somerset Steam Railway Line, and toward the Bristol Channel. No Onward Chain



- Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

A beautifully presented and modernised detached three-bedroom family home, situated in an enviable location with immediate views over the heritage West Somerset Railway Line and in the distance to the Bristol Channel. The house is in "turn key" condition, with triple glazing, gas central heating, a spacious Garage with electric roller door and parking for several cars together with a generous wrap around garden with plenty of scope for fruit and vegetable growing. Built of stone construction with rendered elevations under a tiled roof, and available with No Onward Chain.

The accommodation in brief comprises; Double glazed uPVC Entrance Porch; with slate tiled floor, part glazed composite door into Entrance Hall, glazed door into L-shaped Living Room; with living flame gas coal effect fire with marble effect surround, wooden mantel piece over, aspect to front, wood effect laminate flooring, under stairs storage cupboard. Dining Room; with double aspect, wood effect laminate flooring, open fire place with reconstructed stone surround and mantel piece over, TV point, telephone point, fully glazed door into Garden Room; taking in views of the heritage steam railway and the Bristol Channel and beyond. Kitchen/Breakfast Room; with double aspect, modern fitted kitchen comprising an excellent range of grey coloured cupboards and drawers, tiled splash back,

under a granite effect rolled edge worktop with matching upstands, inset one and a half bowl stainless steel sink and drainer, mixer tap over, integrated fridge /freezer, integrated dishwasher, electric fitted double over with five ring gas hob and extractor fan over, Vaillant boiler, airing cupboard housing modern foam lagged cylinder with immersion switch, far reaching views, stable door to Rear Hall; with tiled floor, door into Downstairs WC/ Utility Room; with tiled floor, part tiled walls, space and plumbing for washing machine and tumble dryer, low level WC, pedestal wash basin, composite door into the Garage, double aspect, personal uPVC door to front, electric roller door.

Stairs to first floor; landing with hatch to roof space with potential to convert the loft into further accommodation subject of course to planning permission. Bedroom 1; with aspect to front with wood effect laminate flooring. Bedroom 2; aspect to front with wood effect laminate flooring, Bedroom 3; aspect to rear, wood effect laminate flooring again with far reaching sea views to the Welsh Coastline and the West Somerset Steam Railway line. Bathroom; with wood effect laminate flooring, white suite comprising panelled bath, tiled surround, electric Topaz shower over, WC, wash basin, heated towel rail.



OUTSIDE: The property benefits from a large garden with paved off road parking area affording parking for five or six vehicles with direct access into the Garage. The gardens are well fenced and laid to paving incorporating a pond and BBQ area, together with an orchard playing host to a number of fruit trees. To the rear of the house there is a large vegetable patch, greenhouse, metal storage shed, wooden shed with the remainder of the garden laid to gravel incorporating a second pond.



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 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.