



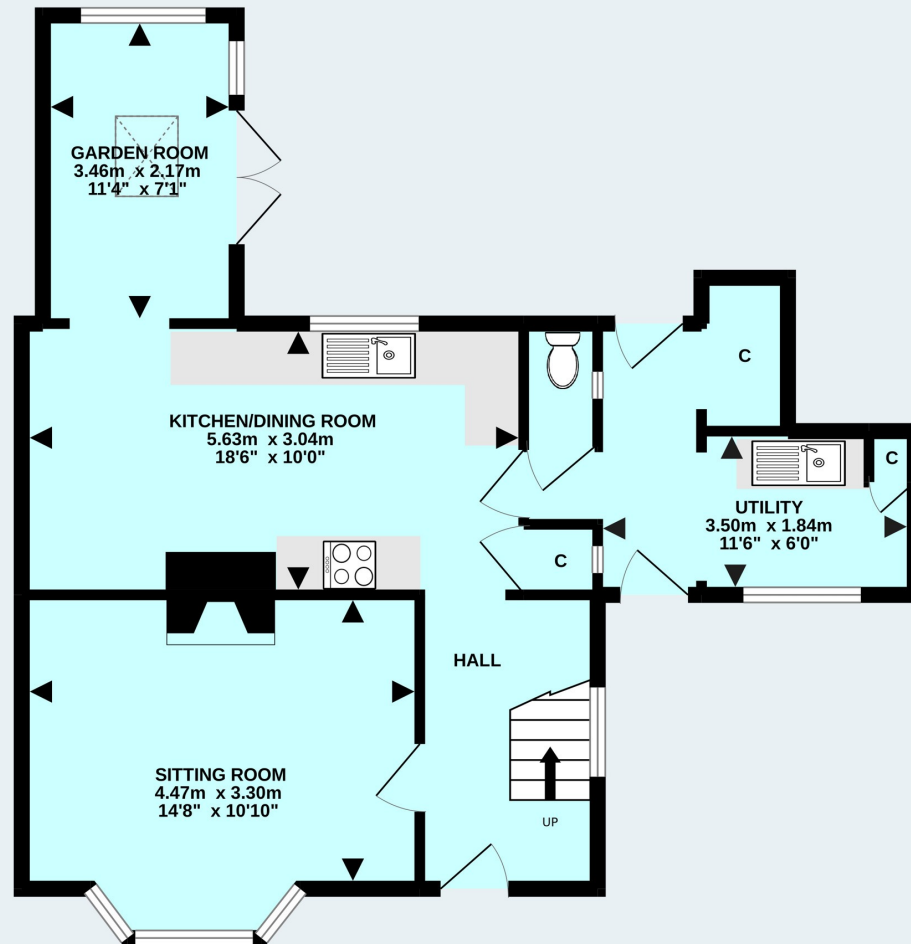
**Ramon Avenue,**  
Watchet, TA23 0EJ.  
£295,000 Freehold



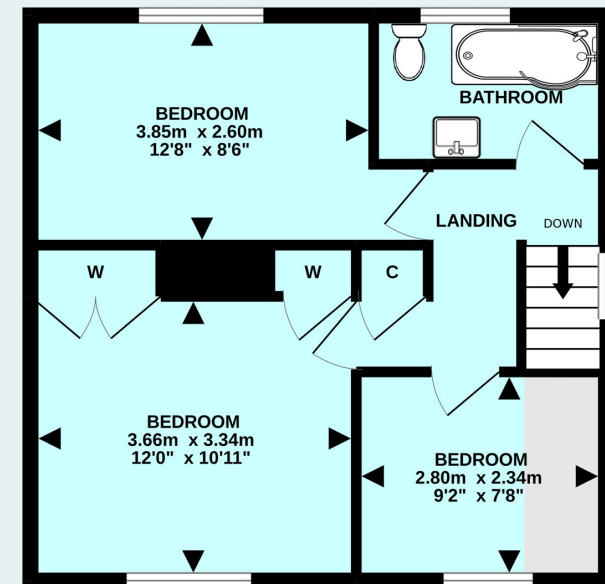
**Wilkie May  
& Tuckwood**

# Floor Plan

GROUND FLOOR  
58.1 sq.m. (625 sq.ft.) approx.



1ST FLOOR  
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 98.4 sq.m. (1059 sq.ft.) approx.

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# Description

A well presented and modernised spacious family home, situated in a convenient location with off road parking and generous gardens.

- Semi-Detached
- 3 Bedrooms
- Extended
- Well Presented Throughout
- Off Road Parking

The property comprises a semi-detached family home of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing, gas central heating and extended ground floor accommodation. The property has been the subject of an extensive modernisation and is presented to a high standard with a modern fitted Kitchen, and Bathroom.

The accommodation in brief comprises; part glazed composite door into Entrance Porch. Fully glazed uPVC door into Entrance Hall; wood effect laminate flooring, under stairs storage, door into Sitting Room; aspect to front, bay window, chimney breast with inset woodburner, tiled hearth, wooden surround. Kitchen/Dining Room; with aspect to rear, wood effect laminate flooring to match hallway, white fitted high gloss cupboards and drawers under a rolled edge granite effect worktop with inset sink and drainer, mixer tap over, tiled splash backs, fitted electric oven with four ring hob and extractor fan over, integrated dishwasher, integrated fridge, pantry with original cold shelf, space for tall fridge/freezer, ample room for dining table. Garden Room; aspect to rear, French doors to Garden. Downstairs WC; low level WC, wash basin, Worcester wall mounted combi boiler for central heating and hot water. Utility Room; with doors to front and rear, tiled floor, units to match Kitchen, worktop with inset stainless steel sink and drainer, tiled splashbacks, space and plumbing for washing machine, recessed hanging space. Stairs to first floor Landing; hatch to roof space, linen cupboard. Bedroom 1; aspect to front, 2 x built in wardrobes. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Family Bathroom;

white suite comprising p shaped bath, part tiled walls, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, shaver point.

**AGENTS NOTE:** This property has planning permission to extend at the rear to provide further accommodation. Planning reference number: 3/37/24/009.



**OUTSIDE:** To the front of the property there is a gravelled driveway affording off road parking for 2 cars. To the rear of the property there is a level rear garden with generous paved patio/BBQ area, and the remainder of the garden is laid to lawn. There is a large timber shed and a separate bank of dog kennels which the owners intend to take with them, but could be available by separate negotiation.



#### 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 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](https://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](https://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](https://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 April 2025. 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.