



**Saxon Close,**

Watchet, TA23 0BN

Guide Price £295,000

Freehold



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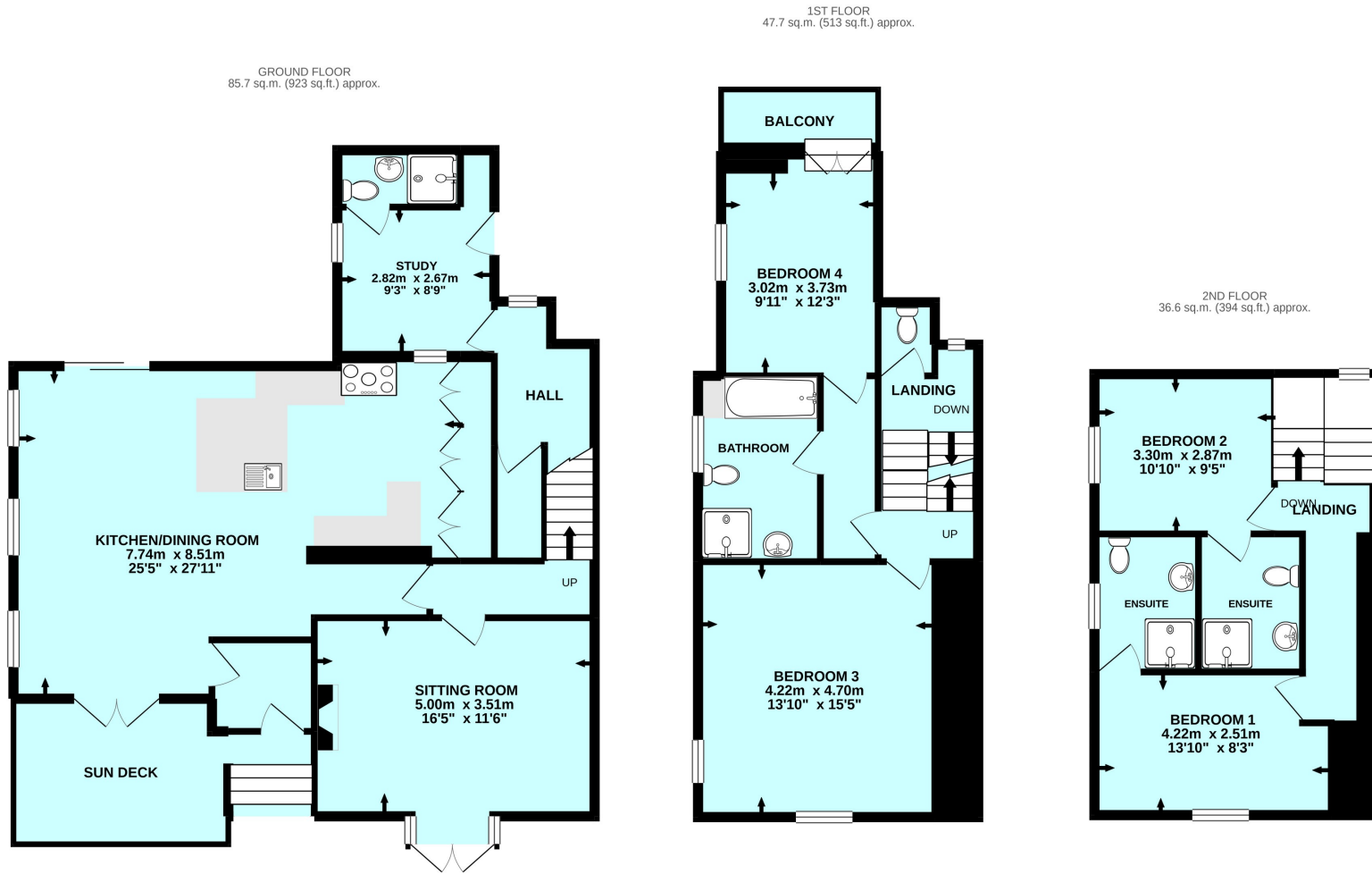
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EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA : 170.0 sq.m. (1830 sq.ft.) approx.

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# Description

Offering over 1800 square feet of flexible living accommodation - A substantial family home with uninterrupted coastal views together with a generous garden and off road parking.



- Modern Method of Auction
- 4 Bedrooms
- 4 Shower/Bathrooms
- Far Reaching Views
- No Onward Chain

A substantial 4/5 Bedroom family home situated in an enviable position, located on the West Somerset Coastline enjoying far reaching views over the Bristol Channel towards the Welsh Coastline and locally down to the Marina and Harbour.

The property comprises an extended end of terrace house built of traditional construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating together with generous off road parking facilities and a good sized garden. The house offers over 1800 sq feet of flexible accommodation over 3 levels and would make an ideal home for 2 generations, a holiday let or second home.

The accommodation in brief comprises; Part glazed door into Entrance Porch; tiled floor, door into Open plan Kitchen/Dining Room; tiled floor, triple aspect with far reaching views over the Bristol Channel along with West Somerset Coastline, and towards the Welsh Coastline. French doors to decking platform, sliding Patio doors to rear garden, fitted kitchen comprising an excellent range of cupboards and drawers under a granite effect worktop with inset circular stainless steel sink and matching drainer, mixer tap over, integrated dishwasher, space for range cooker with extractor hood over, space for fridge/freezer, built in integrated Zanussi microwave oven, integrated Zanussi coffee machine, breakfast bar, door into Study/Ground Floor Bedroom; personal door to garden, storage cupboard, cupboard housing Baxi wall mounted boiler for central heating and hot water, door into Ground Floor Shower Room; tiled walls, low level WC, pedestal wash basin, shower cubicle with Triton electric shower over, heated towel rail.

Hallway from Kitchen leading to the Utility cupboard with space and plumbing for washing machine. Sitting Room; aspect to front, bay window, aspect to front overlooking the Bristol Channel, fireplace with wooden surround and tiled hearth. Stairs from hallway to first floor half landing; door into Separate WC; low level WC. Bedroom 3; double aspect, far reaching views. Family Bathroom with tiled floor and walls, panelled bath mixer shower attached over, low level WC, pedestal wash basin, separate shower cubicle with electric Triton shower over, heated towel rail. Bedroom 4; aspect to side. French doors opening onto the balcony. Stairs to Second Floor landing; Bedroom 1; double aspect with far reaching views, door into En-Suite shower room; corner shower cubicle with thermostatic mixer shower over, pedestal wash basin, low level WC, heated towel rail, shaver point. Bedroom 2; aspect to side, door into En-Suite Shower Room; corner shower cubicle with thermostatic mixer shower over, pedestal wash basin, low level WC, heated towel rail, shaver point.

**AGENTS NOTE:** We understand that is an area of Flying Freehold with the neighbouring property.

**OUTSIDE:** To the front of the property is a large block paved driveway affording off road parking for a number of vehicles. To the rear, there is a sizeable lawned garden with fenced boundaries, and spacious patio seating area, all taking advantage of the coastal position and views.



**AUCTIONEER COMMENTS:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by the Modern Method of Auction.

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** D

**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

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> 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.



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