



Nursery Cottage

Roadwater, TA23 0QY

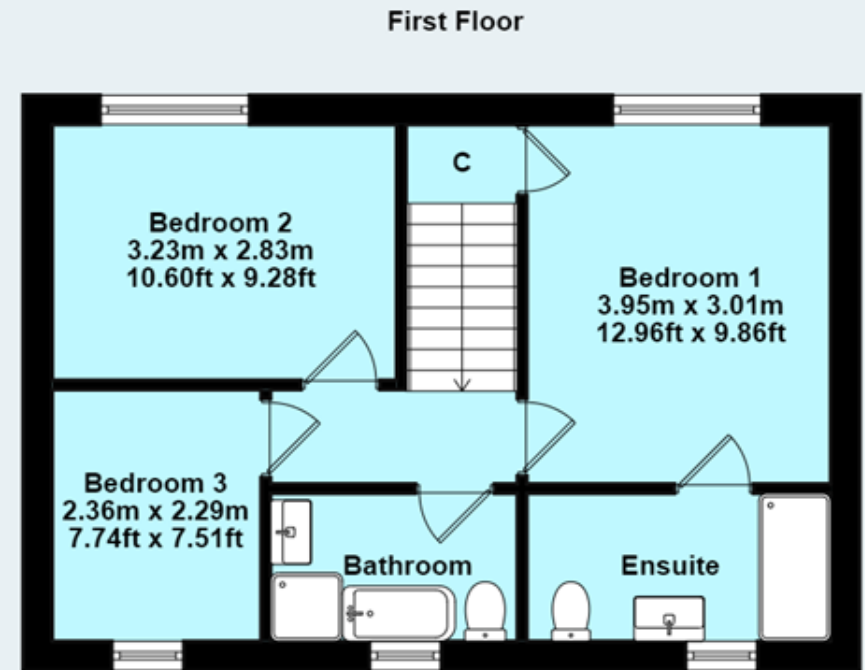
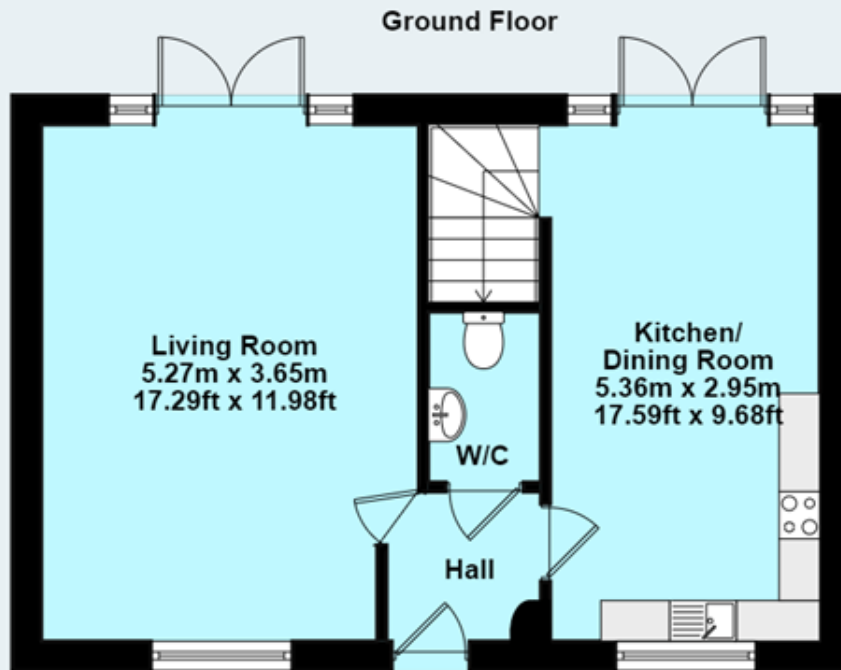
Offers Over £355,000

Freehold

 3	 1	 2	 D EPC
--	---	--	---

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
76.34sqm (821.72sqft) Approx.

Description

A modernised and extremely well presented link detached family home situated in the popular village of Roadwater.

- Link Detached
- 3 Bedrooms
- New Kitchen/Bathrooms
- Popular Village Location
- Landscaped Gardens

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a modern link detached house of traditional brick and block construction with local sandstone elevations under a slate roof with the benefit of timber framed double glazing and modern oil fired central heating (boiler replaced 2020). The property has undergone a significant period of modernisation to include a new kitchen, installation of a multifuel burner, new bathroom and new en-suite as well as professional landscaping of the garden.

The accommodation in brief comprises; Entrance Hall; with tiled floor. Downstairs WC; with tiled floor, low level WC, pedestal wash basin, tiled splashback. Sitting Room; double aspect, wood effect laminate flooring, patio doors to rear garden, Flavel multi fuel burner on a slate hearth with reclaimed oak beam over, telephone point. Kitchen/Dining Room; double aspect, tiled floor with a modern fitted kitchen comprising an excellent range of white shaker style cupboards and drawers under a squared

edge worktop with inset sink and drainer, mixer tap over, integrated fridge-freezer, eye level Neff electric oven, eye level Neff electric microwave oven, integrated washing machine, patio doors to rear garden, 4 ring induction hob with extractor fan over.

Stairs to first floor from Kitchen/Dining Room. Landing; with hatch to roof space. En-Suite Bedroom 1; double aspect with views at the rear to the surrounding woodland and hillside, wooden flooring, cupboard over stairs. Door into En-Suite Shower Room; with tiled walls and floor, low level WC, low level walk in shower cubicle with thermostatic mixer shower over, wash basin inset into double cupboard, heated towel rail. Bedroom 2; aspect to rear, wooden flooring to match bedroom 1, built in double wardrobe, views. Bedroom 3; aspect to front. Family Bathroom; tiled floor and walls panelled bath, thermostatic mixer shower over, wash basin inset into double cupboard, low level WC, heated towel rail.



OUTSIDE: To the front of the property there is an enclosed front garden with slate chippings playing host to a number of established roses and a wisteria. To the rear, the gardens have been professionally landscaped, laid to composite decking and astroturf grass with a personal door into the single Garage; with power and lighting, up and over door and parking space in front.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

Local Authority: Somerset West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4 4QA

Council Tax Band: D

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 January 2023. 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

