

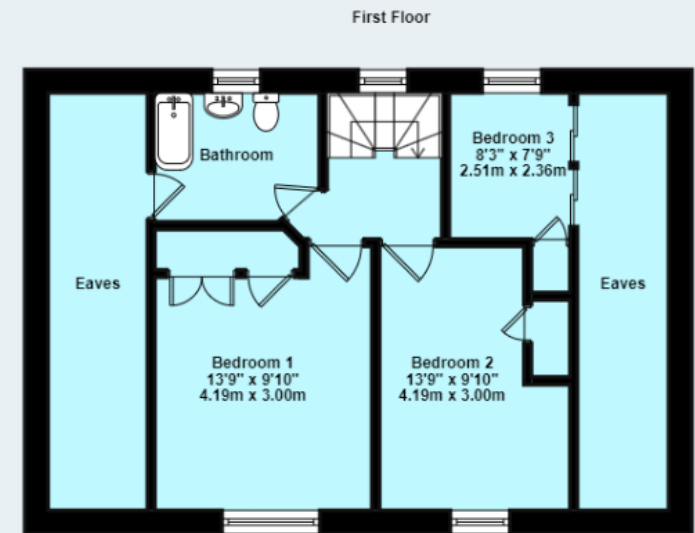
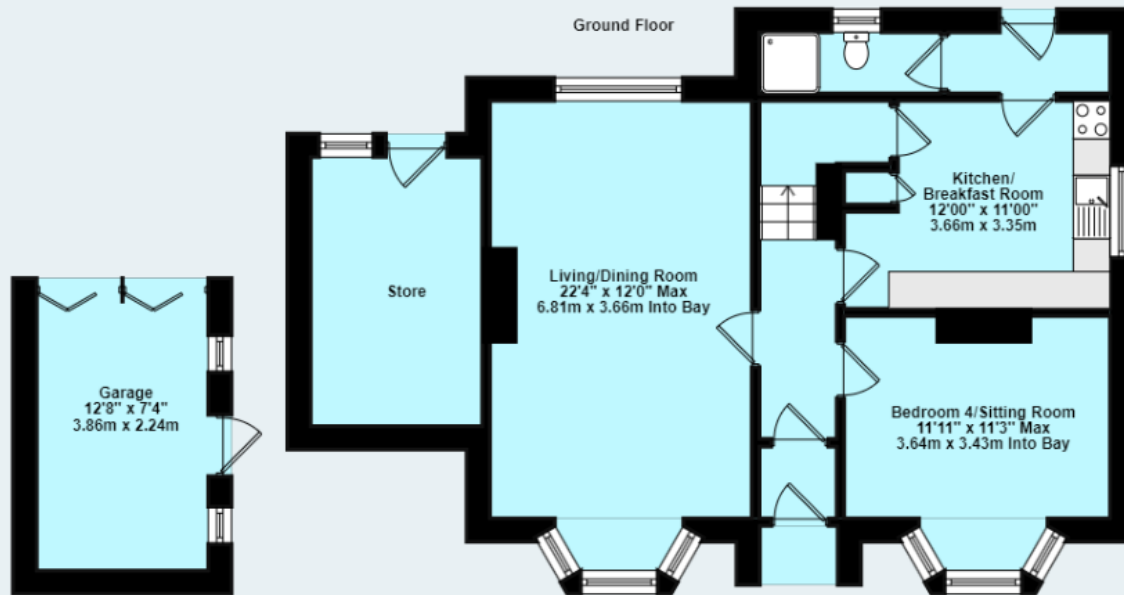


Brendon Road,
Watchet, TA23 0AU
£325,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
1274sqft (117.30sqm) Approx.

Description

A deceptively spacious four bedroom detached house situated in an elevated position above the town with far reaching sea views, flexible accommodation, off road parking and garage.

- Detached
- 4 Bedrooms
- Flexible Accommodation Over 2 Floors
- Sea Views
- Garage

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached chalet style bungalow/house of traditional brick construction with rendered elevations under a tiled roof with the benefit of double glazing and gas fired central heating. The property is in need of cosmetic modernisation and enjoys far reaching views towards the Bristol Channel.

Glazed uPVC door into Entrance Porch; quarry tiled floor, part glazed door into Entrance Hall; telephone point, door into Living Room/Dining Room: double aspect, mock feature fireplace, TV point, bay window with views to the Bristol Channel and the Lighthouse, telephone point, ample room for dining table. Kitchen/Breakfast Room; aspect to side, original fitted wooden cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, integrated fridge, space for gas cooker, space and plumbing for washing machine, wall mounted Potterton gas fired boiler for central heating and hot water, under stairs storage cupboard. Rear Lobby; door to garden, space for tall fridge/freezer, door into Ground Floor Shower Room; tiled walls and floor, low level WC, shower cubicle with Triton electric shower over. Ground Floor Bedroom with aspect to front, range of fitted wardrobes with deep and shallow storage, bay window with views to the Bristol Channel.

Stairs to first floor landing; hatch to roof space. Bedroom 2; aspect to front, sea and inland views, shallow storage cupboard. Bedroom 3; aspect to front, again with views. Bedroom 4; aspect to rear, eaves storage cupboard, airing cupboard housing hot water cylinder. Bathroom; with panelled bath, tiled surround, low level WC, pedestal wash basin, eaves storage cupboard.



OUTSIDE: To the front of the property there is a terraced garden laid to paving with established shrubs. Side gated access leads to the rear gardens that are arranged over two levels. On the 1st level there is a generous patio seating area, and to the second level a further seating area with potential to create more off road parking, or extend or re-build the existing garage. There is also a garden summerhouse, and store within the garden.



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

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 May 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.



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