



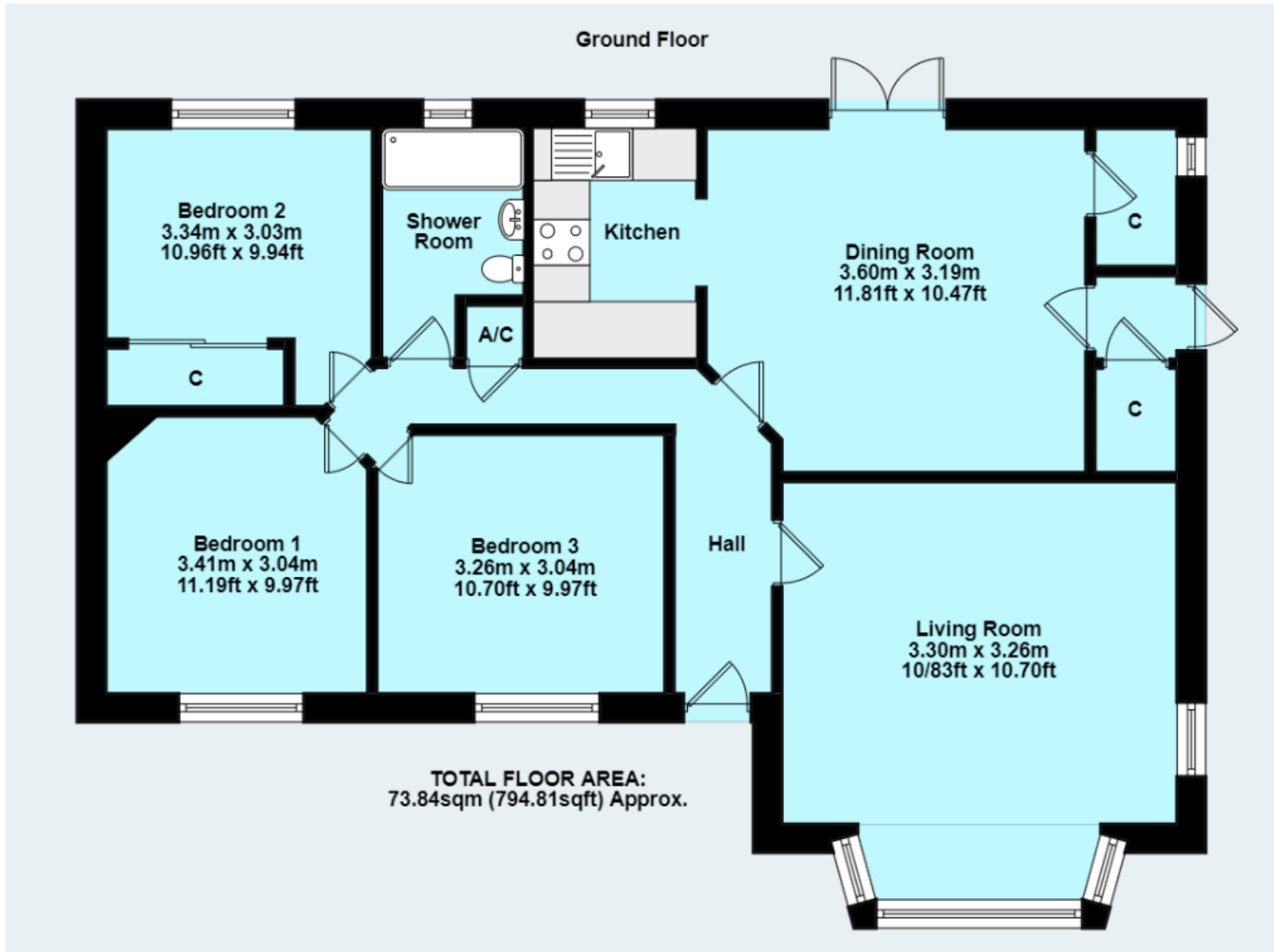
Brendon Road

Watchet, TA23 0AU
£275,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



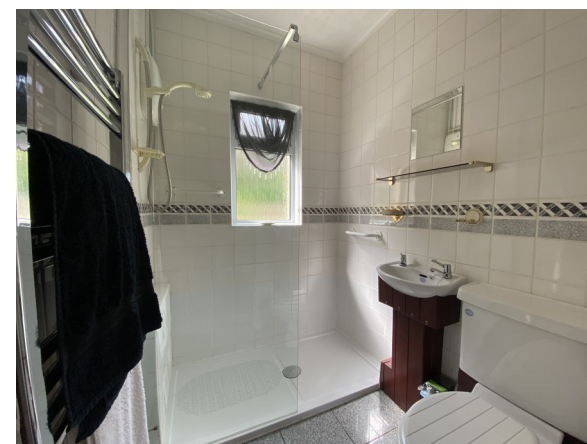
Description

A well-presented 3 double bedroom semi-detached bungalow, situated in an elevated position with far reaching views across the Bristol Channel and towards the Welsh coastline.

- No Onward Chain
- Far Reaching Views
- Garage & Off Road Parking
- Gas Fired Central Heating
- 3 Bedrooms

THE ACCOMMODATION COMPRISES IN BRIEF: The property is of traditional construction with rendered elevations under a slate roof. The property has recently been fitted with new carpets and benefits from full uPVC double glazing, gas fired central heating, garage, off-road parking and views over the town of Watchet, the Bristol Channel and towards the Welsh coastline.

The property comprises in brief: uPVC double glazed door into Entrance Hall; with doors to all rooms. Living Room; with an aspect to the front and views over the town of Watchet, the Bristol Channel and Welsh Coastline. Kitchen; with an aspect to the rear, a range of wall and base units under a squared edge worktop, 1 1/2 bowl sink and drainer inset into worktop with mixer tap over and tiled splashback, space for oven, space for washing machine. Dining Room; with double glazed doors out to the rear garden, pantry cupboard. Door to side access vestibule with storage cupboard housing the gas-fired Ideal Logic boiler. Bedroom 1; with an aspect to the front and views over The Bristol Channel and towards The Welsh coastline. Bedroom 2; with built in wardrobes and aspect to the front and views over the Bristol Channel and towards the Welsh coastline. Bedroom 3; with an aspect to the rear, built-in full-length wardrobes with mirrored doors. Shower Room; which is fully tiled and comprising low-level WC, wash basin with hot and cold taps over, shower unit fitted with an electric Mira shower, heated towel rail, airing cupboard housing the immersion heater with slatted shelving over.



OUTSIDE: The rear garden is terraced and laid to lawn with a timber shed and patio area bordered by mature shrub and flower beds. There is also an outside toilet with low-level WC and light. To the side of the property, there is an outside tap and access to the front of the property. The front garden is terraced and predominantly planted with mature, shrub and flower beds. Garage; with electric door, pedestrian door, power and lighting. There is off-road parking for one vehicle with the potential to create more if needed.



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 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.



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