



Risdon Road

Watchet, TA23 0HL

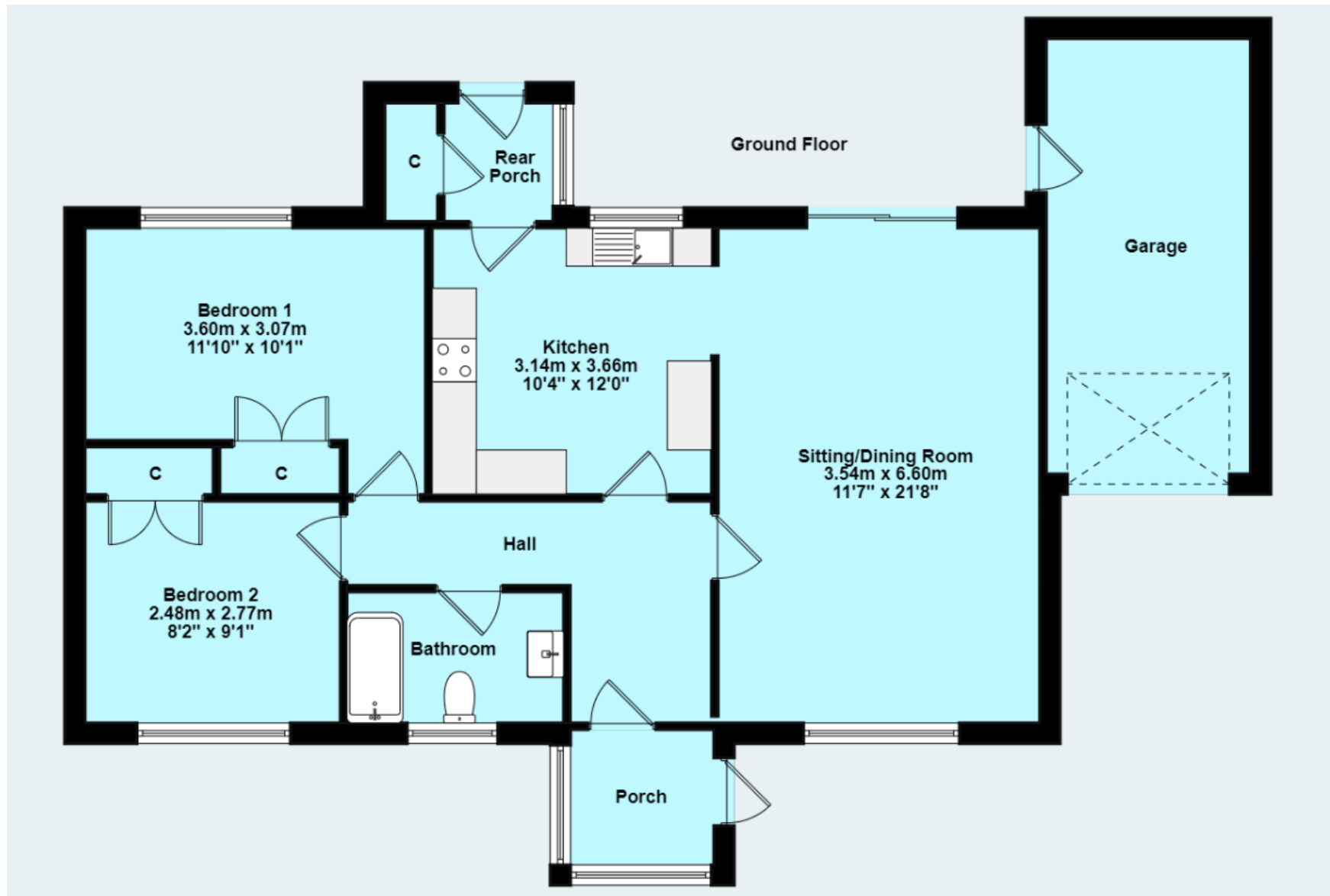
Price £287,500

Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Description

A modernised bungalow with sea views, south facing garden and garage.

- Sea Views
- 2 Bedrooms
- Recently Modernised
- Garage & Off Road Parking
- Gas Central Heating

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached bungalow of timber frame construction with brick elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating with the additional benefit of solar panels. The property has been modernised by the current owner and now provides light and airy accommodation ready to move straight into with sea views, a south facing garden and garage.

The accommodation in brief comprises; half glazed door into Entrance Porch. Half glazed door into Entrance Hall; hatch to loft space with Alpha combi boiler (installed 2022). Living Room/Dining Room; double aspect with far reaching sea views over The Bristol Channel to the Welsh coastline, sliding patio doors to the rear garden. Squared archway into the Kitchen; with aspect to rear, refitted kitchen comprising a range of high gloss cupboards and drawers under granite worktops with matching upstands, inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, integrated fridge, integrated freezer, integrated dishwasher, fitted eye level double oven with four ring gas hob and extractor fan over. Door into Rear Porch; with recessed shelved storage cupboard, door to outside. Bedroom 1; aspect to rear, built in double wardrobe. Bedroom 2; aspect to front with sea views and built in wardrobe. Bathroom; with white suite comprising L shaped bath, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.



OUTSIDE: The property has the benefit of off road parking for at least two vehicles which then leads to the Garage; with up and over door, power and lighting. To the front of the property, the garden is level and lawned with planted borders and established hedge boundary. There is side pedestrian gated access to the rear garden which enjoys a south facing aspect and is arranged over two levels with easy ramped access with the main garden being lawned with hedged and fenced boundaries including a summerhouse and a workshop.



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 July 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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