



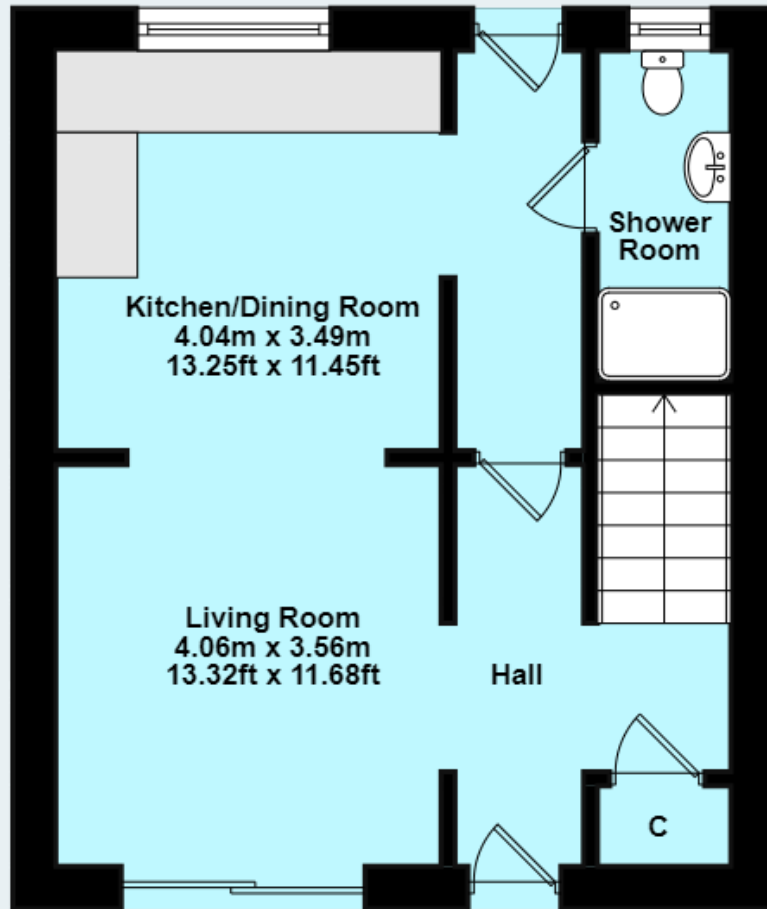
Werren Close,
Watchet, TA23 0BS
£280,000 Freehold

			
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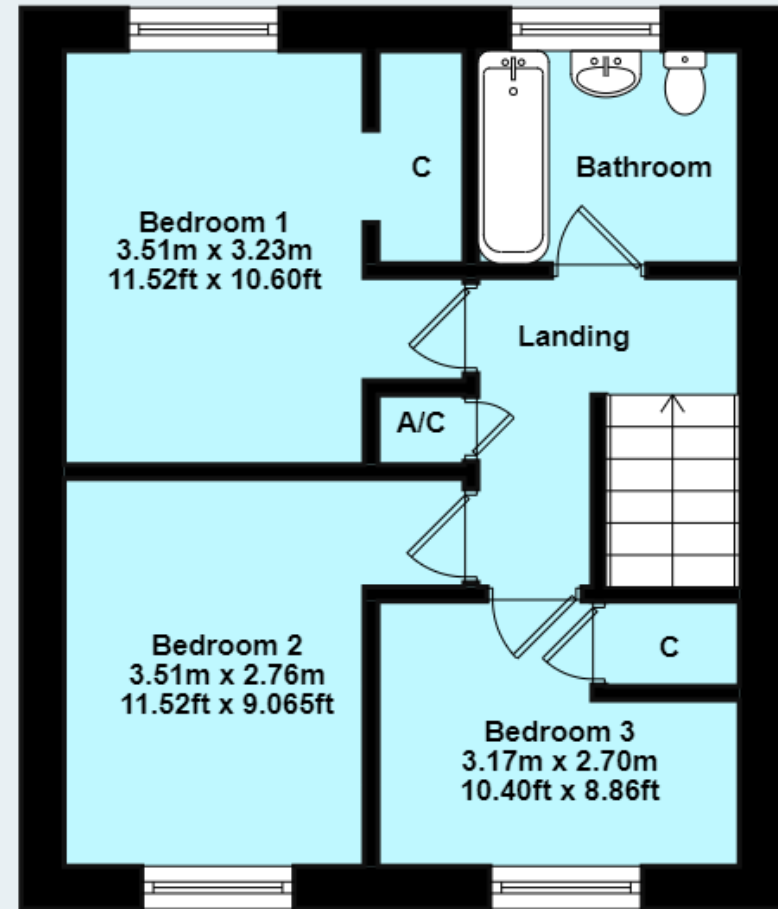
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
79.43sqm (854.98sqft) Approx.

Description

A well presented three bedroom semi detached family home situated in a convenient position, close to local amenities overlooking the West Somerset Steam Railway Line.

- Semi-Detached
- 3 Bedrooms
- Gas Fired Central Heating
- Sought After Location
- uPVC Double Glazing

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached house of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing, and gas central heating. The house is situated in a convenient position just a short level walk from the town centre and the nearby Mineral Line. The house enjoys a generous income from the letting of the log cabin in the garden and further details are available from the sole agents.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; with ceramic tiled floor, understairs storage with space and plumbing for washing machine, space for tumble dryer, storage cupboard, door to Rear Hall; with tiled floor to match entrance hall. Ground floor Shower Room; with tiled floor, part tiled walls, low level WC, wash hand basin, shower cubicle with thermostatic mixer shower over, light and shaver point. Sitting Room; with aspect to front, sliding patio doors to front covered seating area, ceramic tiled floor, TV point, telephone point. Rounded archway into Kitchen/Dining Room; wood effect laminate flooring, aspect to rear, good range of coloured cupboards and drawers under a granite effect rolled edge worktop with inset double bowl ceramic Belfast style sink and drainer with mixer tap over, space and plumbing for dishwasher, space and plumbing for washing machine, space for electric cooker, space for tall fridge-freezer, cupboard housing Vaillant combi boiler for central heating and hot water. Stairs to first floor Landing; linen cupboard, hatch to roof space. Bedroom 1; aspect to rear and recessed storage. Bedroom 2; aspect to front with views to the surrounding countryside and the heritage West Somerset Railway line. Bedroom 3; aspect to front with views to match bedroom two, cupboard built over the stairs. Family Bathroom; with white suite comprising panelled bath, tiled surround, mixer shower attachment over, low level WC, pedestal wash basin.



OUTSIDE: To the front of the property there are double five bar timber gates leading to a gravelled off road parking space for one vehicle, the remainder of the front garden is enclosed by feather board fencing and laid to decking and astroturf. There is a lean-to outside covered seating area which can be used all year round with retractable screens and wind breaks. Side access leads to the rear garden which has an open fronted covered storage shed and there is a large timber workshop equipped with power and lighting. To the rear of the garden there is a timber cabin which has power and water and is currently let through Airbnb providing a generous income to the current owners, more details are available on request. Surrounding the garden there are various pockets of storage and the garden is enclosed by both brick and fenced boundaries and enjoys a good degree of privacy.



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: B

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 September 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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