



Bay View,

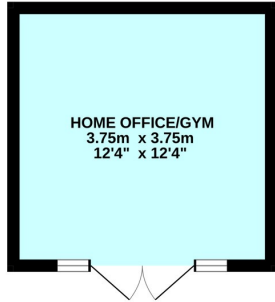
Watchet, TA23 0EY
£385,000 Freehold

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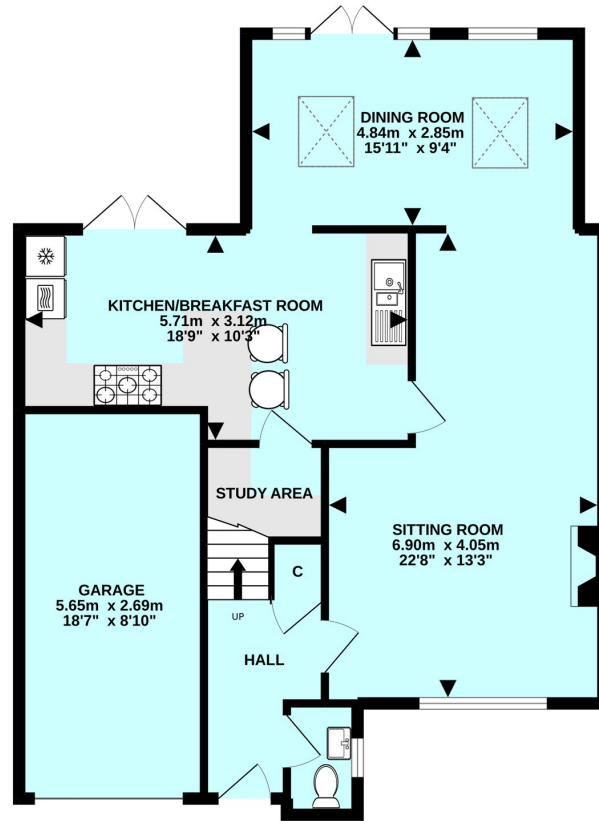
**Wilkie May
& Tuckwood**

Floor Plan

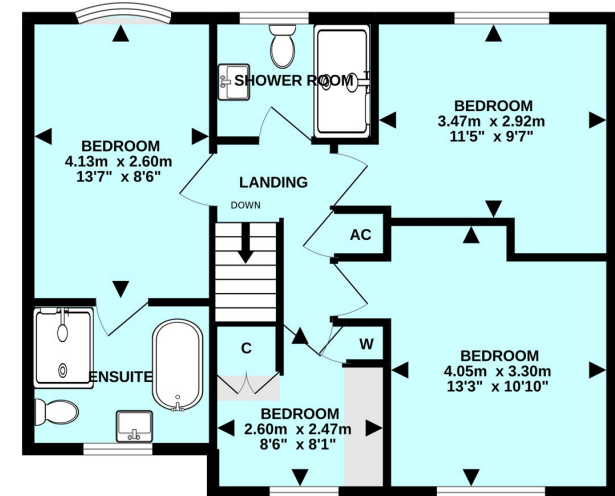
OUTBUILDING
14.1 sq.m. (151 sq.ft.) approx.



GROUND FLOOR
79.0 sq.m. (850 sq.ft.) approx.



1ST FLOOR
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 150.1 sq.m. (1616 sq.ft.) approx.

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Description

A stunning, extended four bedroom detached family home presented in show home condition, with modern fitted kitchen and bathrooms, low maintenance garden and off road parking.

- 4 Bedrooms
- Garage & Off Road Parking
- Well Presented Throughout
- Modern Kitchen/Bathrooms
- Home Office/Gym

THE ACCOMMODATION COMPRISES IN BRIEF: The property is of traditional brick and block construction, under a tiled roof, and over the last 30 years has been extended twice, to now provide spacious, open plan accommodation ideal for a busy family. The house has full uPVC double glazing, gas central heating, oak doors throughout, a log cabin that in the past has been used as a home gym but could equally make a work from home office, and an En-Suite Master Bedroom. Viewings highly recommended.

The accommodation in brief comprises; Part glazed door into Entrance Hall; storage cupboard. Downstairs WC; ceramic tiled floor, low level WC, wash basin. Living Room: double aspect, LVT wood effect laminate flooring, TV point, gas living flame coal effect fireplace with wooden surround. Kitchen/Breakfast Room; aspect to rear, flooring to match Living Room, modern Howdens fitted kitchen comprising an excellent range of high gloss cupboards and drawers under a quartz worktop with inset one and half bowl sink and drainer, mixer tap over, fitted eye level electric oven, 6 ring gas hob and extractor over, integrated fridge/freezer, integrated washing machine, integrated dryer, integrated dishwasher, patio doors to rear garden, cupboard under stairs, squared archway to Dining Area; with flooring to match Living Room; patio doors to rear garden, 2 x Velux windows. Stairs to first floor landing; hatch to roof space with ladder, airing cupboard with modern foam lagged cylinder. En-Suite Master Bedroom; aspect to rear, door into En-Suite Bathroom; roll top bath with claw feet and mixer shower attachment over, shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom 2; aspect to front, Tv point. Bedroom 3; aspect to rear with sea views to the Bristol Channel and Steep Holm. Bedroom 4; aspect to front, fitted shelving and cupboards. Shower Room; with large low level walk in shower cubicle, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.



OUTSIDE: To the front of the property there is a block paved driveway affording off road parking for 2 vehicles. There is a Garage; with up and over door, power and lighting and side pedestrian access to the rear garden, that is level and laid to Astro lawn with planted borders. Within the garden there is a 4m x 4m log cabin with tiled floor which in the past has been used as a gym but would also make a spacious home office or treatment room.



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: 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 November 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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