



## Woodland Road

Watchet, TA23 0HQ

£380,000 Freehold



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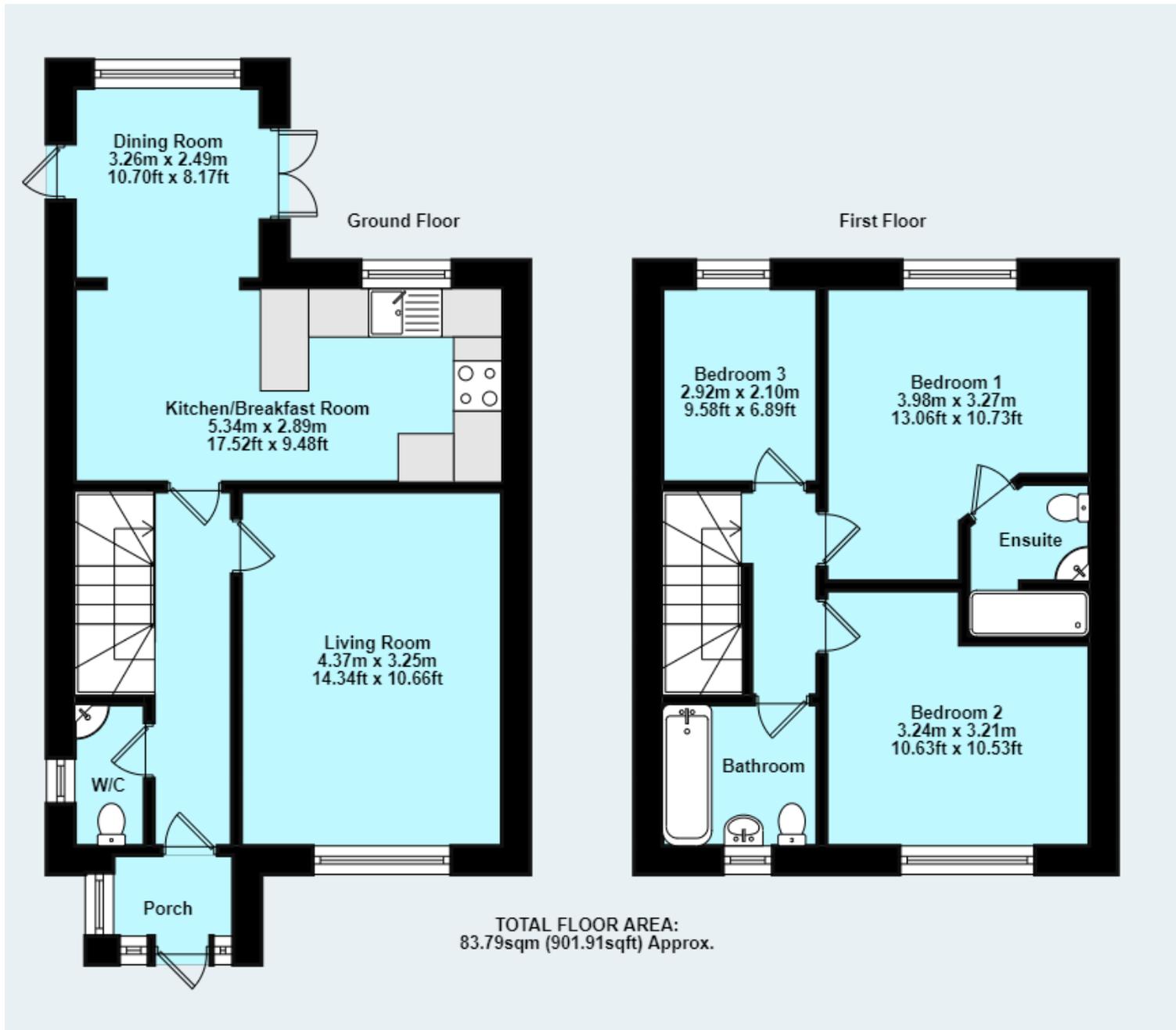
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EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

An individual detached modern family home with South facing gardens, sea views, En-Suite Master Bedroom and No Onward Chain.



- Detached
- 3 Bedrooms
- Off Road Parking
- Far Reaching Views
- Remainder of 10 Year Structural Warranty

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises an individual detached new build family home constructed by a local developer in 2021. The property sits on the edge of the town and backs onto arable farmland with the benefit of South facing gardens and far reaching views to the Bristol Channel, together with off road parking and two wood burners. The property has been greatly improved by the current owner to make it a practical and spacious home with low maintenance in mind. The property benefits from the remainder of the original 10 year structural warranty and No Onward Chain.

The accommodation in brief comprises; uPVC double glazed Entrance Porch; with wood effect laminate flooring and electric panel heater. Part glazed composite door into Entrance Hall; with understairs storage cupboard, wood effect laminate flooring. Downstairs WC; with wood effect laminate flooring, low level WC, corner wash basin with tiled splashback, wall mounted Ideal combi boiler for central heating and hot water. Sitting Room; with aspect to front, far reaching views to the Bristol Channel, multi fuel burner on a slate hearth, TV point. Kitchen/Breakfast Room; aspect to rear, wood effect laminate flooring, modern dove grey shaker style kitchen cupboards and drawers under a granite effect rolled edge worktop with matching upstands and inset 1 ½ bowl stainless steel sink and drainer, 4 ring induction hob and extractor fan over, eye level electric oven, space and plumbing for washing machine, integrated fridge-freezer with additional space for a tall fridge-freezer. Squared archway into Dining Room; triple aspect with personal door and French doors to garden, multi fuel stove on a slate hearth, wood effect laminate flooring, secondary loft hatch.

Stairs to First Floor Landing; hatch to loft space. En-Suite Master Bedroom; aspect to rear overlooking the arable farmland. Door into Wet Room; low level WC, multi panel walls, corner wash basin, heated towel rail, thermostatic mixer shower over shower area. Bedroom 2; aspect to front, sea views. Bedroom 3; aspect to rear again overlooking the arable farmland. Family Bathroom; white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, pedestal wash basin, low level WC.



**OUTSIDE:** The property benefits from two off road parking spaces via a tarmac driveway with steps or an easy ramp leading to the front garden where there is a timber wood store and side access. The rear garden enjoys a South facing aspect with far reaching distant views to the Quantock hills and has been professionally landscaped and designed with a number of attractive low level shrubs, a private seating area and small timber shed with power.



#### 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 January 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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