



Wyndham Road

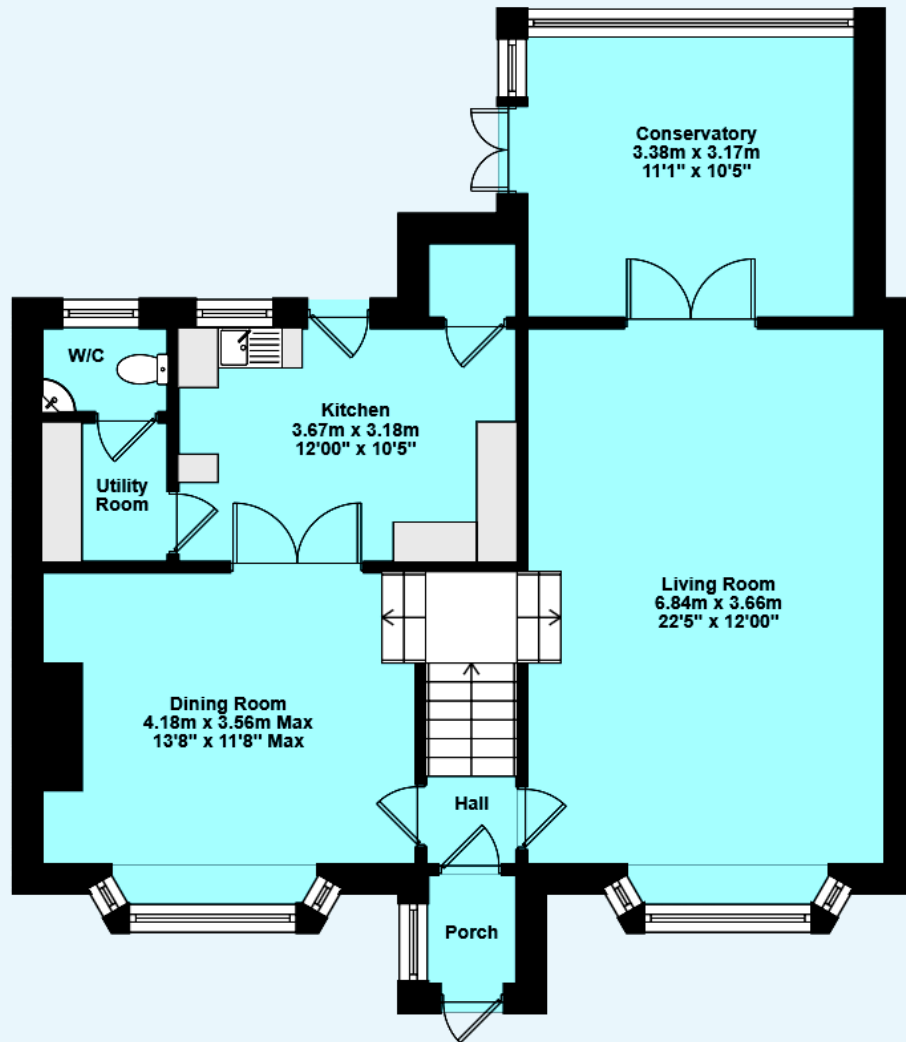
Watchet, TA23 0EA
£370,000 Freehold

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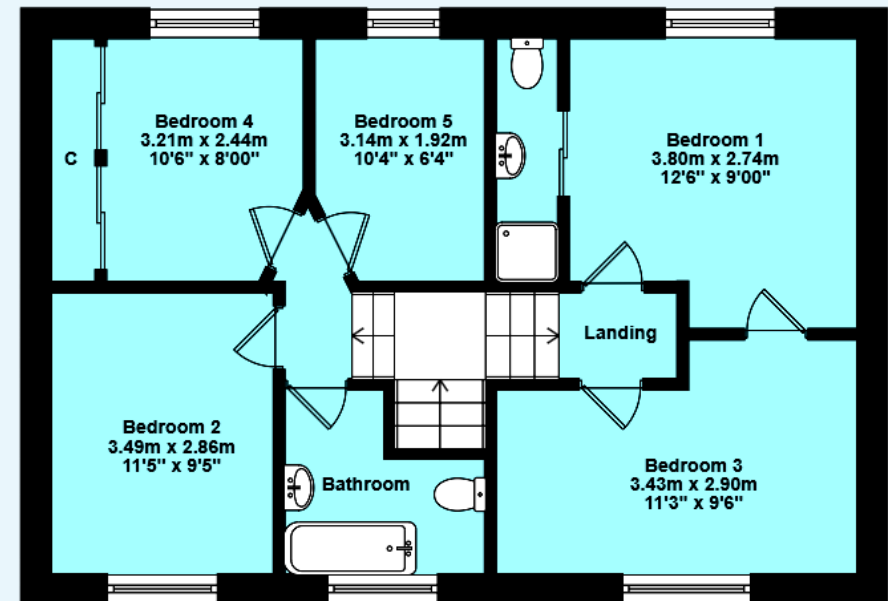
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



Description

A well-presented and extended 5 bedroom family home benefitting from gas fired central heating, uPVC double glazing, off road parking and generous rear garden.

- Semi Detached
- 5 Bedrooms
- Generous Rear Garden
- Off Road Parking
- Gas Fired Central Heating

The property comprises a semi-detached 1930's family home of traditional brick construction with part rendered elevations under a slate roof with the benefit of full uPVC double glazing, gas central heating and a generous garden. The property has been extended with an addition of a reception room, two bedrooms and garden room.

THE ACCOMMODATION COMPRISES IN BRIEF: uPVC door into; Entrance Vestibule with part glazed door into; Entrance Hall with stairs rising to the first floor and door into; Living Room with a double aspect, bay window, TV point, telephone point and French doors into; Garden Room with a ceramic tiled floor, an aspect over the garden, radiator and patio doors to the rear garden. Dining Room with an aspect to the front, bay window and oak effect flooring, door into; Kitchen with ceramic tiled floor, a range of oak effect wall and base units under a rolled edge granite effect work top, inset round stainless steel sink and drainer with mixer tap over and tiled splashback, space for range oven, integrated extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, cupboard housing Vaillant gas fired boiler for central heating, door into; Utility Room with ceramic tiled floor, space for two tall fridge/freezers, space for tumble dryer, door into; Downstairs WC with ceramic tiled floor, low level WC, corner wash basin with hot and cold taps over.

To The First Floor: Stairs rising to a landing, with further stairs to the left and right leading to all rooms. Bedroom 1 with an aspect to the rear, Ensuite shower room comprising wash basin with hot and cold mixer tap over, fully tiled shower cubicle with electric shower over and low level WC; Bedroom 2 with an aspect to the rear and full height, mirrored sliding wardrobe; Bedroom 3 with an aspect to the front; Bedroom 4 with an aspect to the front; bedroom 5 with an aspect to the rear; Family Bathroom with part tiled walls, comprising a white suite, panelled bath with tiled surround, electric Mira shower over, pedestal wash basin, low level WC, heated towel rail and an airing cupboard housing modern foam lagged water heater.



OUTSIDE: To the front of the property, the garden is laid with stone chippings with a pathway leading to the front door. To the rear of the property, the garden is predominantly laid to lawn with a patio area and mature shrub and flower borders, shed with power and lighting, external tap, off road parking space and double gates lead to the rear access road.



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 August 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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