



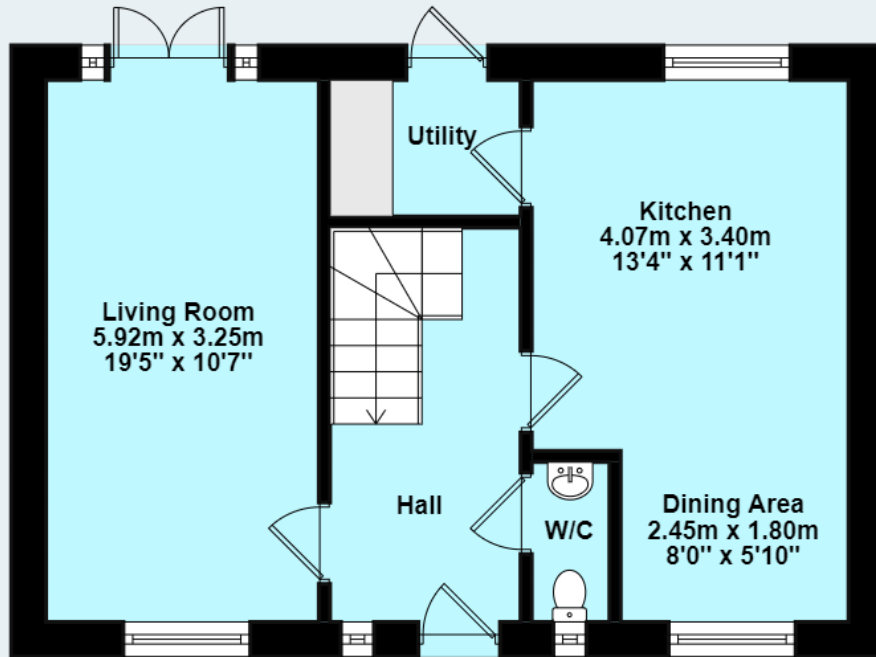
**Greenfield Road,**  
Watchet, TA23 0FF  
£415,000 Freehold

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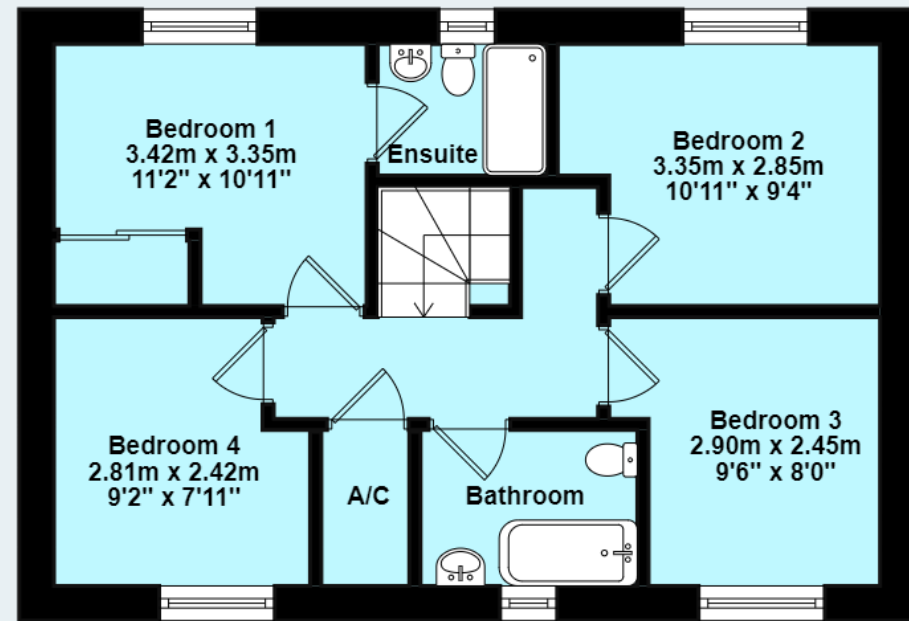
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor





# Description

An immaculately presented executive style detached four bedroom family home with double garage, parking, good sized gardens and distant sea views.

- Detached
- 4 Bedrooms, 2 Bathrooms
- Immaculate Throughout
- Double Garage and Parking
- Must Be Viewed

The property comprises a detached house of traditional brick and block construction with roughcast rendered elevations under a heavy tiled roof with the benefit of full uPVC double glazing and gas central heating. The house is situated on the very popular Channel View development which was built by Messrs. Summerfield Homes in 2018 and still benefits from the remainder of the original NHBC warranty. The house occupies a generous corner plot and will be found in immaculate condition throughout.

The accommodation in brief comprises; part glazed composite door into spacious Entrance Hall; with wood effect laminate flooring. Downstairs WC; with wood effect laminate flooring, low level WC, pedestal wash basin. Living Room; double aspect, French doors to rear garden, Tv point. Kitchen/Dining Room; double aspect, wood effect laminate flooring, cream shaker style cupboards and drawers under a granite worktop with inset 1 ½ bowl stainless steel sink and drainer, matching upstands, eye level Hotpoint electric double oven, 4 ring induction hob and extractor hood over, space and plumbing for dishwasher, ample room for dining table, Tv point. Door into Utility Room; with wood effect laminate flooring, wood effect rolled edge worktops with matching upstands, space and plumbing for washing machine, space for tumble dryer, spacious cupboard understairs with fitted shelving and wood effect laminate flooring. Stairs to First Floor Landing from Entrance Hall. Landing; with hatch to roof space, large airing cupboard with Potterton gas fired combi boiler for central heating and hot water. En-Suite Master Bedroom; with aspect to rear and distant sea views, fitted wardrobe with mirrored sliding full height doors. Door into En-Suite Shower Room; shower tray with tiled surround and electric Triton shower over, low level WC, pedestal wash basin, light and shaver point over, heated towel rail.

Bedroom 2; aspect to rear, distant sea views. Bedroom 3; aspect to front. Bedroom 4; aspect to front, Tv point. Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, heated towel rail.



**OUTSIDE:** The property has a double Garage; with electric roller doors and a personal door to the garden. There is power and lighting to the garage also. The gardens are walled and laid mainly to lawn and follow the generosity of the corner plot. There is also one further parking space to the right of the garage and several visitors parking spaces to the left of the property.

**SERVICE CHARGE:** We understand there is an annual service charge of approximately £250.00 per annum for the maintenance of communal areas and private road ways.



#### 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

**Parking:** There is off road parking at this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Flood Risk:** For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

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 April 2024. 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:

<sup>8</sup> 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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