

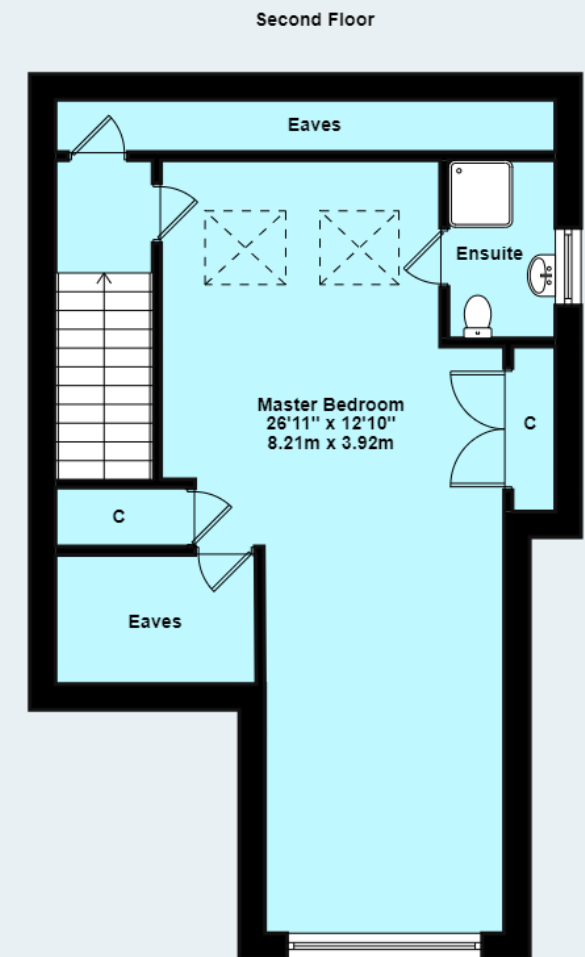
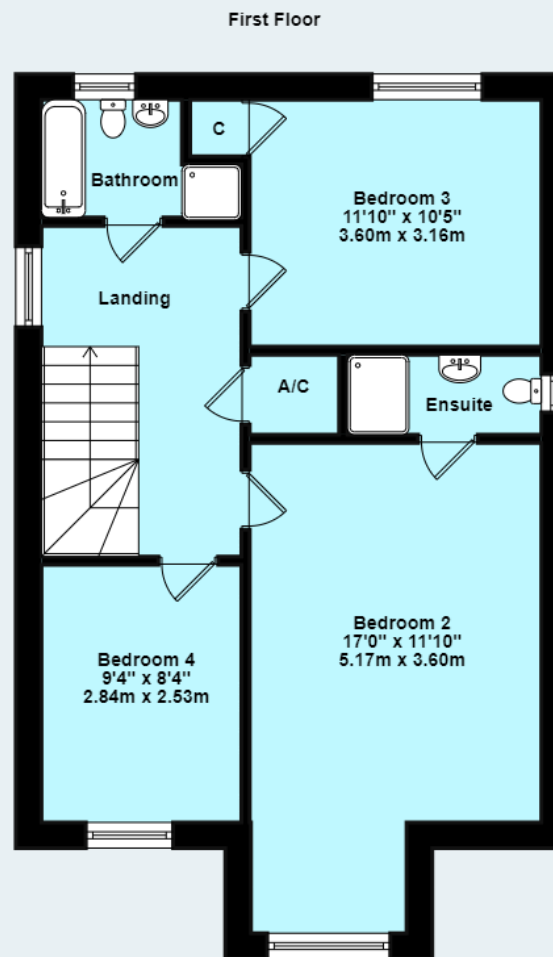
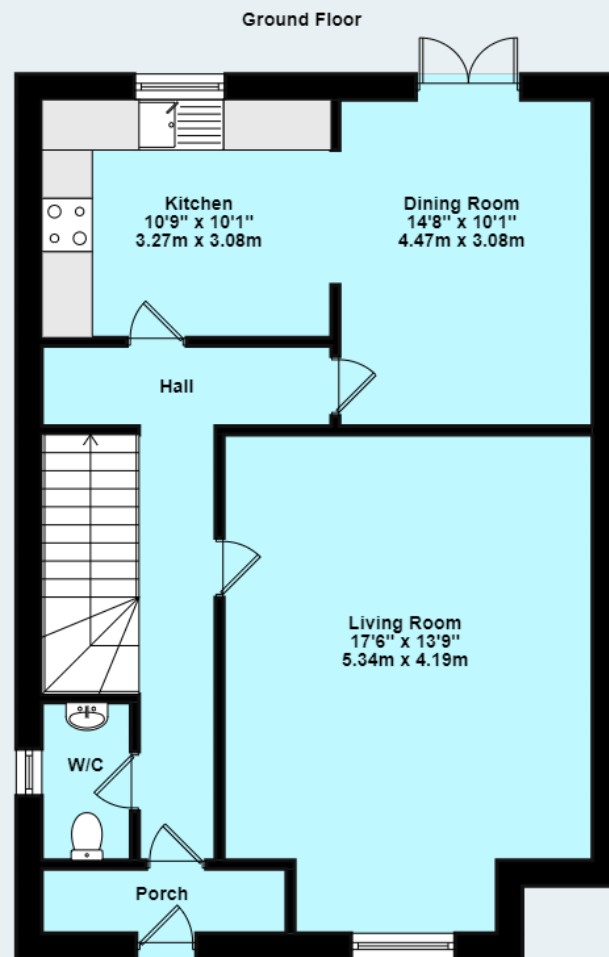


St. Decumans Heights,
 Watchet, TA23 0FL.
 Offers in Excess of £460,000
 Freehold



**Wilkie May
 & Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
1678sqft (155.90sqm) Approx.

Description

A substantial detached 4 bedroom executive style home, situated in a commanding position overlooking the town with far reaching sea views, a gated entrance and No Onward Chain.

- Detached
- 4 Bedrooms
- 2 En-Suite Shower Rooms
- Far Reaching Views
- No Onward Chain

The property comprises a modern detached house built by Messrs Rock Homes of Wellington, within the site of a former stunning Victorian hotel. The house offers flexible and spacious accommodation over three floors, taking in the sea views, and attractive outlook over the old town, its Harbour and Marina. The house is of traditional brick and block construction with rendered elevations under a slate roof with timber framed double glazing, has No Onward Chain, and benefits from an En-Suite Master Bedroom, Garage, off road parking and an EV charging point.

The accommodation in brief comprises; double glazed door into Porch; hardwood flooring. Half glazed door into Entrance Hall; with hardwood flooring, understairs cupboard. Downstairs WC; with low level WC and pedestal wash basin. Door into Sitting Room; aspect to front with full height opening window, TV point, telephone point. Door into Kitchen/Dining Room; with the dining area laid to hardwood flooring with double doors onto the garden, large squared archway into the Kitchen; with a good range of fitted cream coloured cupboards and drawers under a solid granite worktop with inset 1 ½ bowl sink and drainer, mixer tap over, fitted electric Neff oven, four ring gas hob, integrated fridge-freezer, integrated dishwasher, integrated washing machine, cupboard housing Biasi boiler for central heating and hot water, TV point to dining area.

Stairs to First Floor from Entrance Hall. Landing; with airing cupboard housing large hot water cylinder with immersion switch. Bedroom 2; with aspect to front, full height opening door to Juliet balcony with far

reaching views over the Harbour, Marina and to the Welsh Coastline. Door into En-Suite Shower Room; fully tiled floors and walls, large shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, light and shaver point. Bedroom 3; with aspect to rear, telephone point, TV point, built in wardrobe. Bedroom 4; with aspect to front with views to match bedroom 2, TV point. Family Bathroom; fully tiled floor and walls, white suite comprising panelled bath, low level WC, wash basin, shower cubicle with tiled surround and thermostatic mixer shower over, heated towel rail.

Stairs to the Second Floor. Landing; with eaves storage cupboard. En-Suite Master Bedroom; with a good range of built in bespoke fitted wardrobes, eaves storage, full height opening glazed door to the Juliet balcony again making the most of the views over the Bristol Channel, the Welsh Coastline, Flat Holm and Steep Holm. En-Suite Shower Room; fully tiled with shower cubicle and thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, shaver point.



OUTSIDE: The property has off road parking for two vehicles with a good sized Garage; with up and over door, power, lighting and electric charging point to the side. This house benefits from side pedestrian gated access with small timber sheds leading to a tiered garden with a good sized patio area, the remaining tiers laid to lawn with planted borders.

Agents Note: This property is subject to an annual management charge of approximately £350.00 per annum.



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: E

Parking: There is off road parking for 2/3 vehicles at this property as well as a garage.

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

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

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

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

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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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