

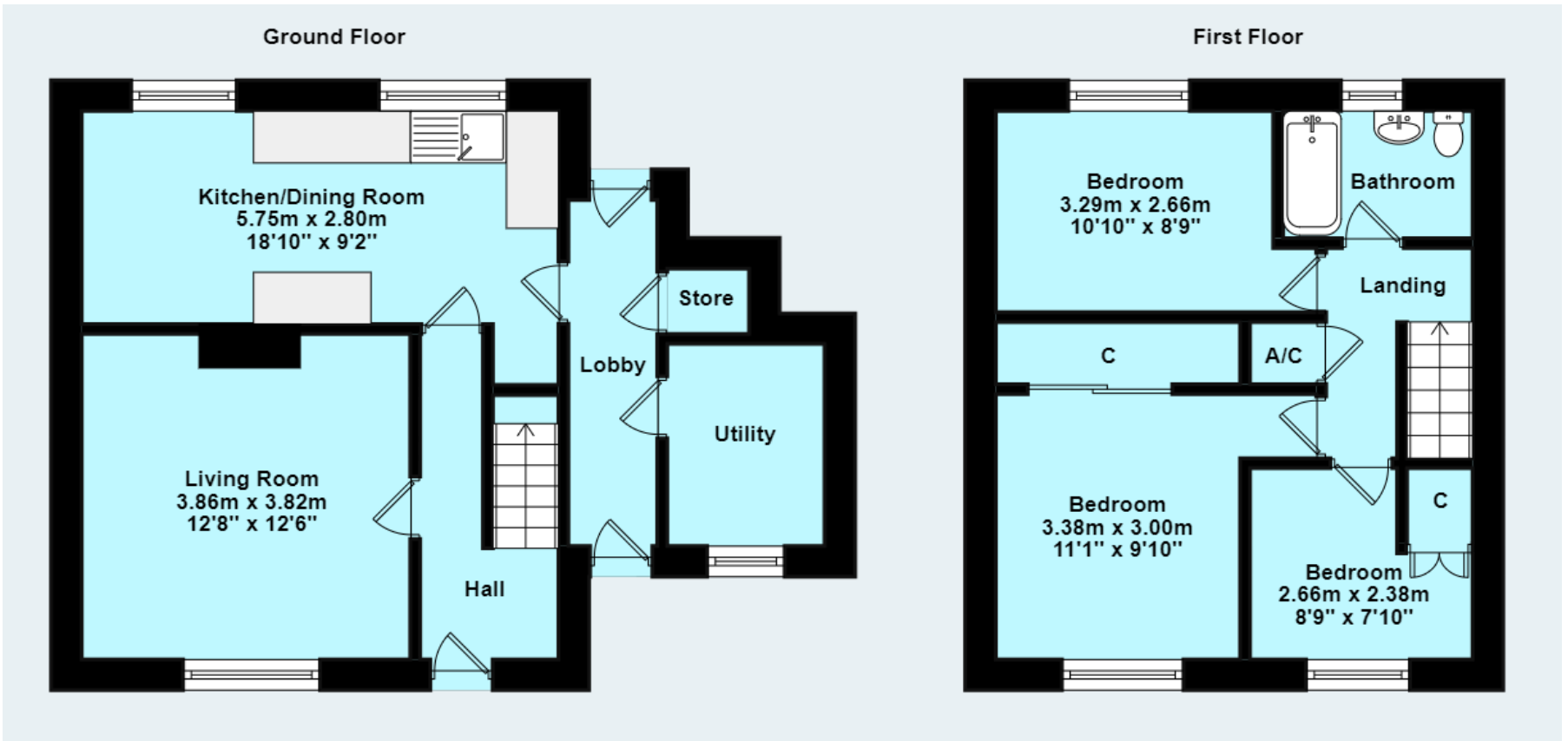


Wouldham Road,
Watchet, TA23 0EQ.
£249,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A very well presented semi detached family home, situated in a convenient location just a short walk from the nearby first schools and shops.

- Semi-Detached
- 3 Bedrooms
- Immaculate Throughout
- South Facing Garden
- Off Road Parking

The property comprises a semi detached house of traditional brick construction under a tiled roof with the benefit of uPVC double glazing and gas central heating. The property will be found in excellent order throughout, and has a new bathroom, separate utility room and south facing garden.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Hall; with under stairs storage cupboard. Living Room; with aspect to front, chimney breast with living flame gas coal effect fire with marble effect surround. Kitchen; aspect to rear, under stairs storage cupboard, excellent range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, eye level fitted electric double oven, four ring hob with extractor hood over, integrated dishwasher, space for tall fridge/freezer, ample room for a dining table, cupboard housing iDeal logic boiler, stable door to side lobby with uPVC door to front. Utility Room; aspect to front, with space and plumbing for a washing machine, space for a tumble dryer, wood effect rolled edge worktops. Large storage cupboard, door to rear garden. Stairs to first floor; landing with hatch to roof space, airing cupboard with modern foam lagged cylinder with wood slat shelving over and electric immersion switch. Bedroom 1; aspect to front, with fitted wardrobes with sliding doors. Bedroom 2; aspect to rear. Bedroom 3; aspect to front, built in wardrobe over the stairs. Family Bathroom; with a modern white suite comprising a panelled bath, with multi panel surrounds, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.



OUTSIDE: To the front of the property there is a driveway affording off road parking, with an adjacent gravelled garden area which offers further off-road parking if needed. To the rear of the house there is a south facing garden with immediate patio seating area, with the remainder laid to lawn with gravelled pathways and a second seating area again laid to gravel for ease of maintenance.



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, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

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

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

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 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:

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.