

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



TIMBERS

58 Doniford Road, Watchet, Somerset, TA23 0TE

GUIDE PRICE: £525,000



A simply stunning and unique detached 1930's family home, situated on a generous and private plot just a short walk from the Marina, and the towns amenities.

The property comprises a detached late 1930's family home built of traditional brick construction with part rendered elevations under cedar tiled roof with the benefit of steel look aluminium and partial uPVC double glazing, gas central heating and flexible open plan living accommodation that is well presented throughout. The property has been the subject of an extensive and meticulous refurbishment during our client's ownership, to include a double storey extension, building of a home office/garden room and the installation of a new kitchen and bathrooms. Viewings are a must!

ACCOMMODATION

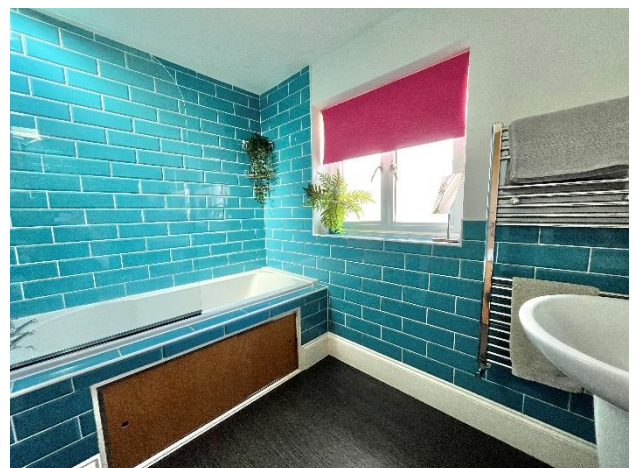


The accommodation in brief comprises; obscure glazed oak door with Samuel Heath hardware into **Entrance Hall** - under stairs storage cupboards, glazed door into open plan **Living Room/Dining Room** - with triple aspect, Minster stone fireplace with open fire, tiled hearth, fitted corner cabinets, bay window, door to rear garden, space for dining table but currently used as a games room, squared archway into **Kitchen/Dining Room** - with triple aspect, side door to garden, oak engineered flooring, excellent range of grey high gloss cupboards and drawers under a squared edged worktop with

coloured glass splashbacks, one and a half bowl stainless steel sink and drainer, mixer tap over, eye level electric double oven, four ring induction hob with extractor hood over, breakfast bar, integrated dishwasher, integrated fridge, integrated freezer, squared archway into **Study Area** - with aspect to front, oak engineered flooring to match the Kitchen. Door into **Ground Floor Shower Room** - shower cubicle with river bed Mother of Pearl tiled walls and floor, electric Mira Jump shower over, low level WC, pedestal wash basin. **Ground Floor Bedroom 4** - with a double aspect. Stairs to **First Floor Landing** - with built in double cupboard. **Bedroom 1** - with large



dressing room area and lantern roof, hatch to roof space, cupboard housing gas fired combi boiler for central heating and hot water, door into Bedroom with aspect to side. **Bedroom 2** - aspect to side, built in double wardrobe, eaves storage cupboard. **Bedroom 3** - aspect to rear. **Family Bathroom** - with white suite comprising bath with coloured tiled surrounds, thermostatic mixer shower over, low level WC,





OUTSIDE

The property is approached over a long private driveway, with a 5 bar timber gate leading into a spacious gravelled driveway providing off road parking for several vehicles. There is also access to a Garage with oak double timber doors equipped with power and lighting and a personal door to the rear. The gardens are sprawling and enjoy a high degree of privacy with views in the distance to the Quantock Hills. Immediately off the back of the house is a generous sandstone patio, with a further patio in front of the detached garden room/office with sliding patio doors and power supply. The main garden is well stocked, being laid mainly to lawn with a pedestrian gate leading to Wristland Road, just a short walk then to the local shops and first school.



ACCOMMODATION

Entrance Hall
Sitting Room/Dining Room
Kitchen/Dining Room
Study
Downstairs Shower Room
Ground Floor Bedroom 4
Stairs to first floor
Bedroom 1 with large dressing room
Bedroom 2
Bedroom 3
Family Bathroom
Gardens
Garage

GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: D

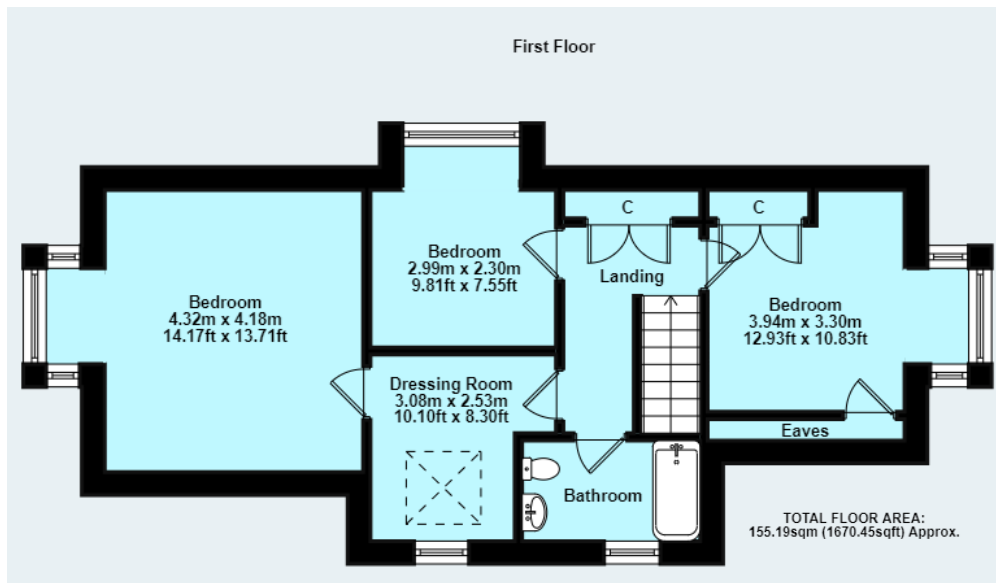
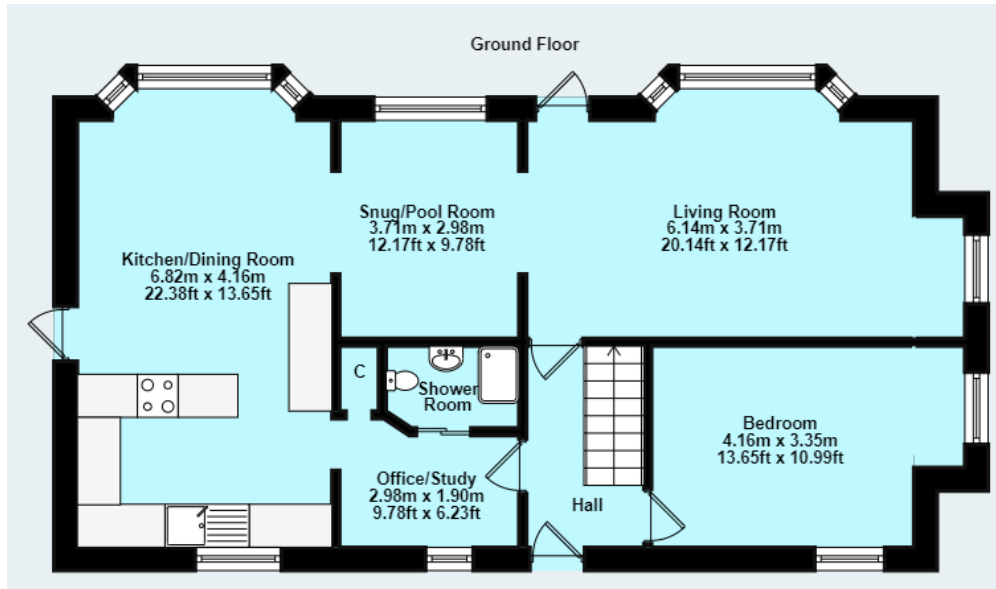
Parking: There is plenty of parking at this property.

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

FLOORPLAN



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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