

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



11 Stoates Mill

Watchet, Somerset, TA23 0FG

Guide Price £600,000



STOATES MILL

A large three bedroom (one en-suite) detached bungalow of superior quality, situated in a sought after residential area just a short walk from the town centre and its amenities.

The property comprises a detached bungalow of traditional brick and block construction with part rendered elevations under a slate roof, with the benefit of timber double glazed windows, under floor heating, and en-suite principal bedroom. The bungalow built in 2021, has the remainder of the original 10 year building warranty, and must be seen to appreciate its size and position.

ACCOMMODATION



The accommodation in brief comprises; Part glazed door into spacious **Entrance Hall**; with LVT wood effect flooring, double storage cupboard, hatch to part boarded roof space with pine drop down ladder.

Utility Cupboard; with space and plumbing for a washing machine, space for a tumble dryer, worktop and upstands to match the kitchen.

Living Room; with aspect to rear, LVT wood effect flooring, TV point, French doors to the rear garden.

Kitchen/Dining Room; with a double aspect, tiled floor, good range of fitted cupboards and drawers under a granite effect worktop with matching upstands, inset stainless steel sink, mixer tap over, eye level oven, with combi microwave over, four ring gas hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, TV point, telephone point, ample room for a dining table, French doors to the garden.



En-Suite Principal Bedroom; aspect to rear, LVT wood effect flooring, walk in dressing room with a range of open front fitted wardrobes, door into En-Suite Shower Room; Karndean wood effect flooring, large shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, wash basin with double drawers under, heated tower rail, and shaver point.

Bedroom 3; LVT wood effect flooring, a spacious room with ample room to accommodate a desk, aspect to rear.

Family Bathroom; Karndean wood effect flooring, white suite comprising a bath with tiled surround, thermostatic mixer shower attachment, low level WC, large wash basin with double drawers under, heated towel rail, fitted light up mirror.

Bedroom 2; aspect to front, LVT wood effect flooring, fitted wardrobes with sliding doors.



OUTSIDE

The property has a block paved driveway affording off road parking for two vehicles, leading into the Double Garage; with electric up and over doors. Within the Garage there is the iDeal combi boiler for central heating and hot water, a Belfast sink with hot and cold supply and worktop, and a personal door to the garden. The Gardens are surprisingly spacious and wrap around the property being level and laid mainly to lawn. There is a decking platform overlooking the adjacent river, a vegetable patch, Summerhouse and outside power points and a tap.

ACCOMMODATION

Hall
Utility Cupboard
Living Room
Kitchen/Dining Room
En-Suite Bedroom 1
Bedroom 2
Bedroom 3
Family Bathroom
Double Garage
Gardens

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 under floor central heating.

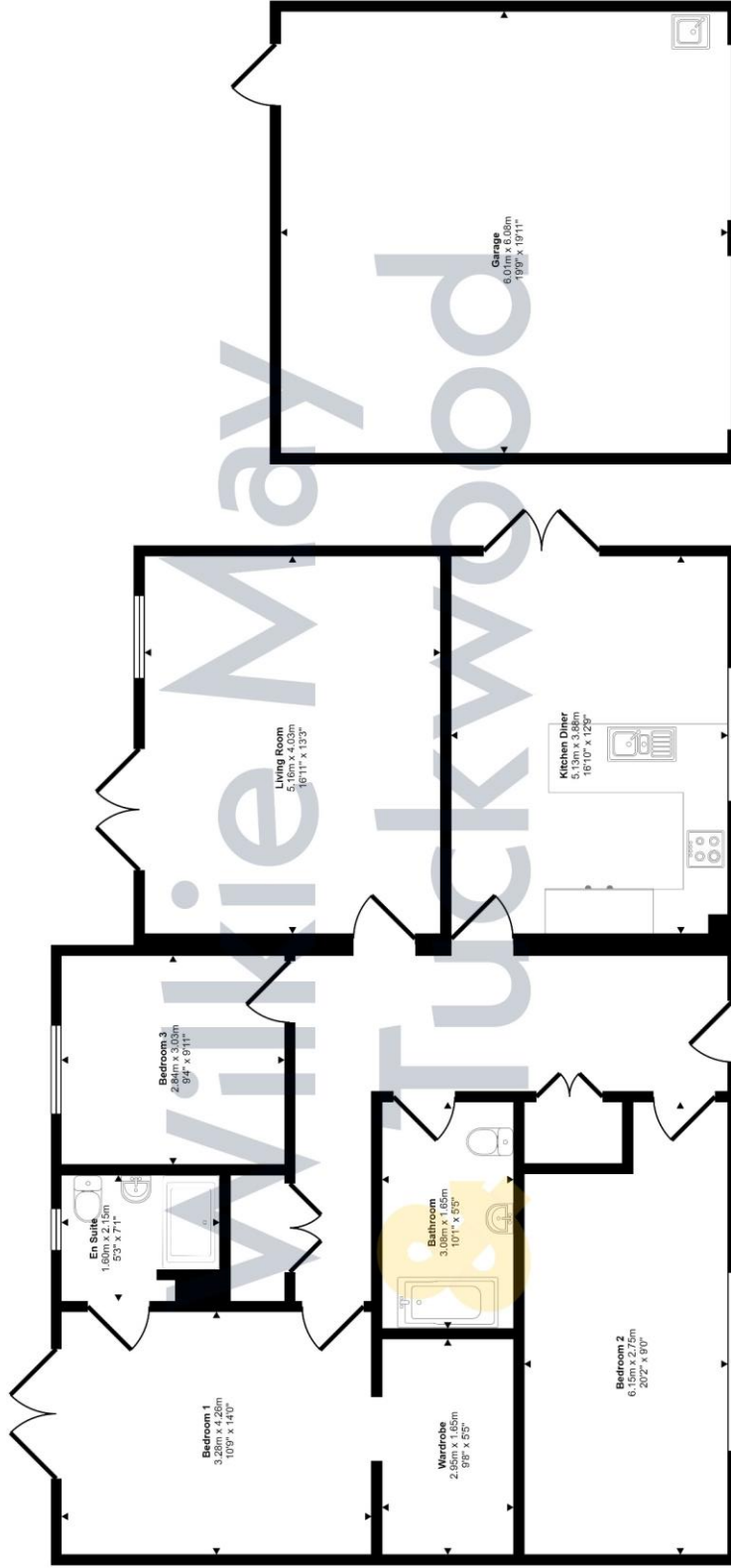
Agents Note: This property is subject to an annual management charge of approximately £465.00 per annum.

Council Tax Band: E

Energy Efficiency Rating		
Score	Energy rating	Current
92+	A	
81-91	B	84 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

FLOORPLAN

Approx. Gross Internal Area
153 sq m / 1650 sq ft



Floorplan

Approx. 117 sq m / 1256 sq ft

Garage

Approx. 27 sq m / 294 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 360.



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 September 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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