



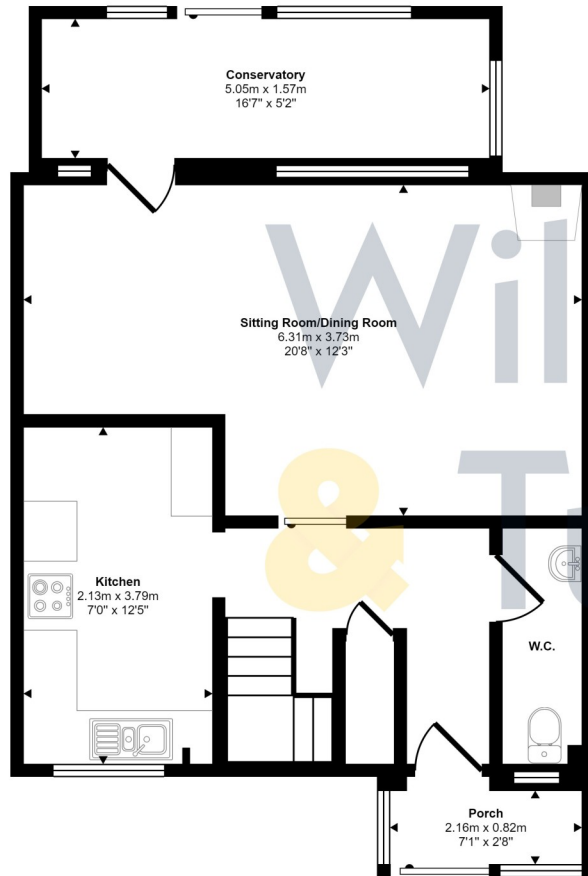
Churchill Way,
Watchet, TA23 0JQ.
£299,950 Freehold

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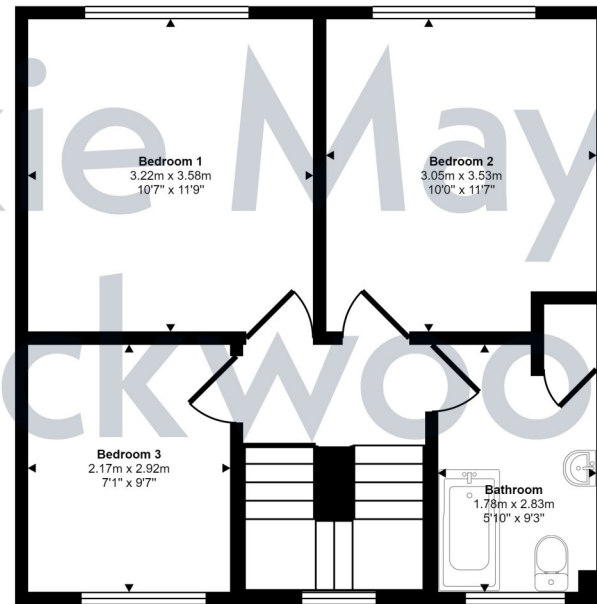
**Wilkie May
& Tuckwood**

Floor Plan

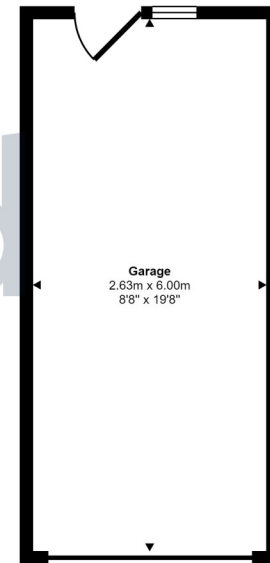
Approx Gross Internal Area
111 sq m / 1189 sq ft



Ground Floor
Approx 53 sq m / 570 sq ft



First Floor
Approx 42 sq m / 449 sq ft



Garage
Approx 16 sq m / 170 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 Snappy 360.

Description

A greatly improved and practical semi detached family home with a Garage, solar panels and battery storage situated in a convenient location close to the shops and local first school.

- Semi Detached
- Garage
- Off Road Parking
- Well Presented Throughout
- South Facing Garden

The property comprises a semi detached family home of traditional brick construction under a tiled roof, with the benefit of new double glazing throughout and gas central heating. The current owners have heavily invested in the energy efficiency and presentation of the property, which now offers the opportunity for a family to own a lovely home with the benefit of solar panels, with battery storage, a wood burner, large garage and south facing gardens. The property must be viewed to appreciate.

The accommodation in brief comprises; Sliding door into Entrance Porch; door into Entrance Hall; wood effect laminate flooring, under stairs storage, door into Downstairs WC; with low level WC, wash basin with tiled splashback, Kitchen with aspect to front, with wood effect tiled flooring, newly fitted kitchen comprising a range of grey shaker style cupboards and drawers under a solid oak worktop with inset ceramic sink and drainer, mixer tap over, tiled splashbacks, space for an electric oven, with extractor hood over, space and plumbing for a slimline dishwasher, space for American fridge freezer, small breakfast bar, wall mounted Baxi boiler, space and plumbing for a washing machine. Living Room; with aspect to rear, wood burner, on a slate hearth, part glazed oak door into the Conservatory with tiled wood effect flooring, sliding door to the rear garden, lantern roof. Stairs to first floor landing; half landing with attractive stained glass window depicting the local lighthouse, hatch to roof with loft ladder. Bedroom 1; with aspect to rear, stripped pine floorboards. Bedroom 2; with aspect to rear, stripped and stained floorboards. Bedroom 3; with aspect to front, stripped and stained wooden floorboards. Family Bathroom; with new suite, tiled floor, white roll top bath with claw feet, thermostatic mixer shower over, low level WC, wash basin, heated towel rail, large airing cupboard.



OUTSIDE: The house has off road parking with direct access into the Garage with an electric roller door. The garage is spacious, has power and lighting and a personal door into the rear garden. To the front of the house there is an enclosed garden laid to chippings with a raised vegetable bed. To the rear of the property, the garden enjoys a south facing aspect, all enclosed by brick walls with planted borders. The garden has a patio seating area just off of the Conservatory, and a further patio seating area with Pergola at the top of the garden. The remainder is laid to lawn.



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: 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 October 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.



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