

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



HIGH RIDGE

8B Five Bells, Watchet, Somerset, TA23 0HZ

Fixed Price £550,000



A substantial detached four bedroom family home with double Garage and outstanding views situated on the edge of the popular village of Williton.

The property comprises a detached house of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, and gas central heating. The house has an en-suite principal bedroom, double Garage and will be found in excellent condition throughout.

ACCOMMODATION



The accommodation comprises in brief: double glazed **Entrance Porch** - sliding doors into **Entrance Hall** - wood effect laminate flooring, under stairs storage cupboard. **Downstairs WC** - low level WC, wash basin. **Living Room** - double aspect, feature open fireplace with tiled surround and reclaimed beam over, sliding patio doors to the sunny front terrace. **Kitchen/Dining Room** - wood effect laminate flooring, modern fitted cream cupboards and drawers under a wood effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, matching island

unit, integrated dishwasher, two fitted eye level electric ovens, induction hob with extractor fan over. Door into **Utility Room** - with door to the garden, wood effect laminate flooring, cupboards to match the Kitchen and worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, space for a tall fridge and freezer, boiler cupboard housing Worcester combi boiler for central heating and hot water. Stairs to first floor landing; hatch to roof space. **En-Suite principal Bedroom** - aspect to front with far reaching views over the farmland and Brendon Hills, range of fitted wardrobes,



shallow storage cupboard, door into **En-Suite Bathroom** - with white suite comprising a p-shaped bath with tiled surround, thermostatic shower over, low level WC, pedestal wash basin, heated towel rail, large double storage cupboard. **Bedroom 2** - aspect to front, fitted wardrobe. **En-Suite Shower Room** - with shower cubicle and electric Mira shower over, low level WC, wash basin. **Bedroom 3** - aspect to rear.

Bedroom 4 - aspect to front. **Shower Room** - with modern suite comprising a shower cubicle with tiled surrounds, thermostatic mixer shower over, low level WC, wash basin, heated towel rail.



OUTSIDE

The property is approached over a tarmacadam driveway with off road parking for several vehicles. The double Garage has electric roller doors, power and lighting and a personal door to the garden. The front garden is laid to lawn with established shrubs forming the boundary with a sunny terrace in front of the Living Room. To the rear of the house the garden is laid to lawn, backing onto arable farmland, taking in the 180 degree views over the farmland towards the Brendon Hills.



ACCOMMODATION

- Entrance Porch
- Entrance Hall
- Downstairs WC
- Living Room
- Kitchen/Dining Room
- Utility Room
- Stairs to First Floor Landing
- En-Suite Principal Bedroom
- En-Suite Bedroom 2
- Bedroom 3
- Bedroom 4
- Shower Room
- Garage, Gardens & Parking.

GENERAL REMARKS AND STIPULATIONS

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a double garage at this property.

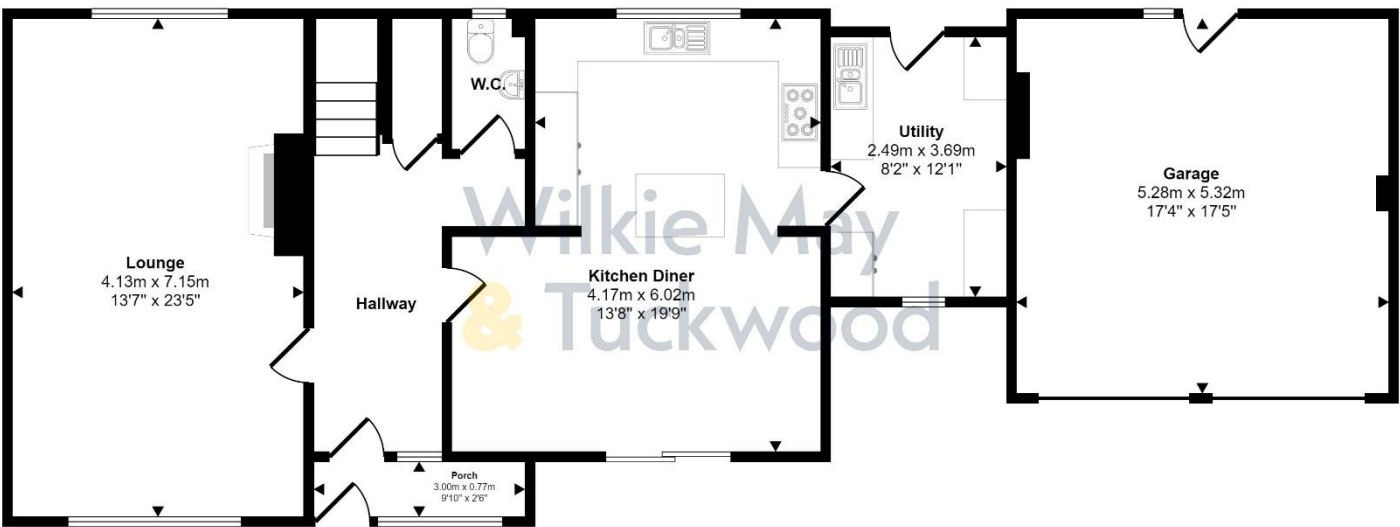
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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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

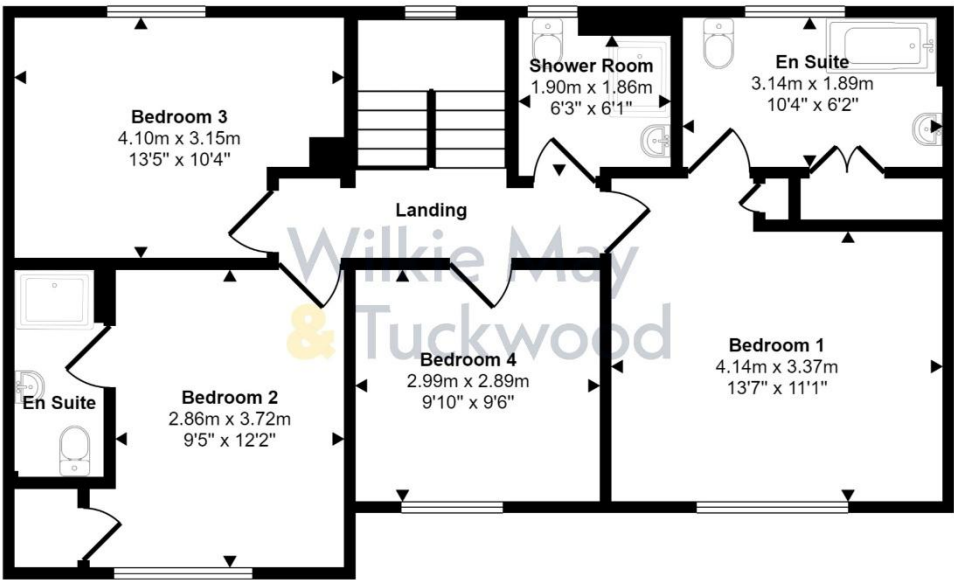
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	78 C
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



Ground Floor
Approx 116 sq m / 1251 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.



First Floor
Approx 75 sq m / 802 sq ft

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