



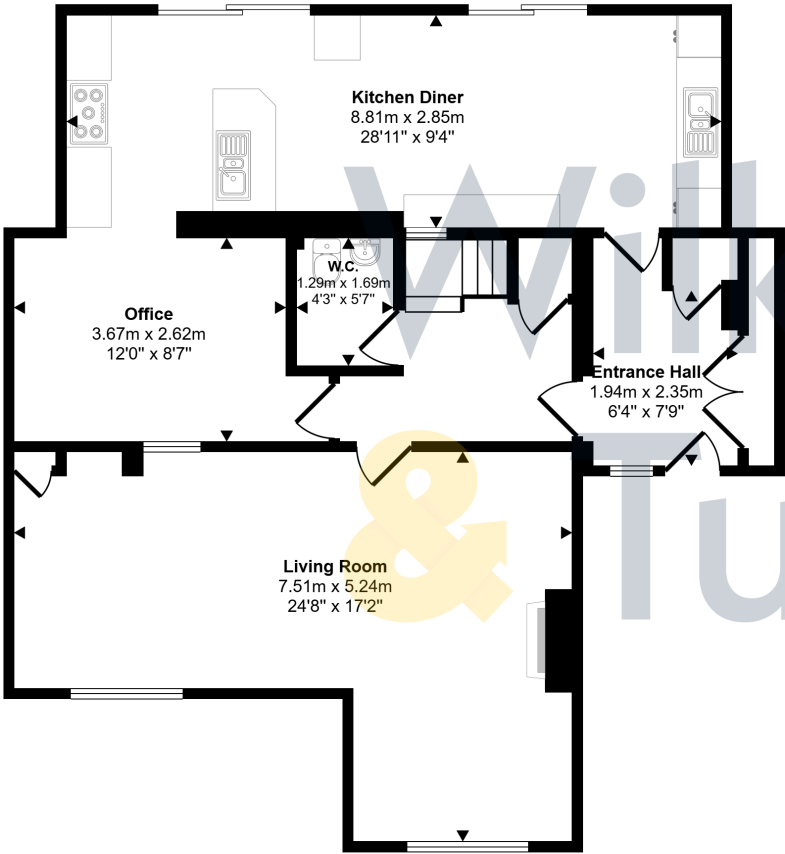
Cherry Tree Way,
Watchet, TA23 0UB.
£459,950 Freehold



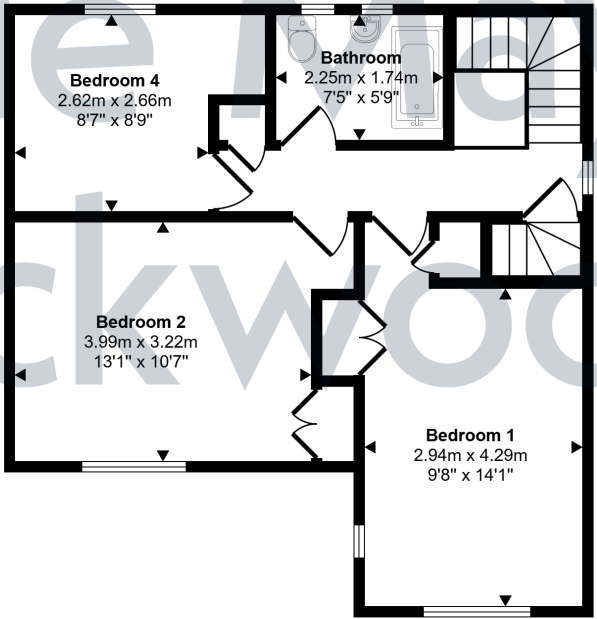
**Wilkie May
& Tuckwood**

Floor Plan

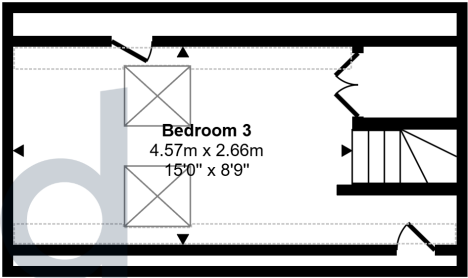
Approx Gross Internal Area
72 sq m / 775 sq ft




Ground Floor



First Floor



Second Floor

 Denotes head height below 1.5m

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

An extended three/four bedroom semi detached former military officers home, with immaculately presented accommodation and generous off road parking and south facing gardens.

- Semi-Detached
- 3/4 Bedrooms
- Well Presented Throughout
- Views to The Quantock Hills
- Garage & Parking

The property comprises a semi-detached former married quarters military officers family home, built of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The accommodation will be found in excellent order throughout, with spacious accommodation arranged over three floors, enjoying views to the Quantock Hills.

The accommodation in brief comprises; door into spacious Entrance Porch; ceramic tiled floor, storage cupboard, utility cupboard with space and plumbing for a washing machine with space for tumble dryer over, door into inner hallway; under stairs storage cupboard, door into Downstairs WC; ceramic tiled floor, tiled walls, low level WC, pedestal wash basin. L Shaped Living Room; double aspect with living flame coal effect gas fireplace with resin stone effect surround. Office; Tv point, squared archway into Kitchen; with aspect to rear, good range of modern fitted cupboards and drawers under a rolled edge worktop with tiled splash backs, gas range oven (included in the sale) with extractor fan over, central island with integrated dishwasher, inset sink and drainer with mixer tap over, sliding patio doors to Garden, leading to the dining area, with an aspect to the rear, units to match the kitchens again with inset sink and drainer, mixer tap over, cupboard housing Ideal Logic combi boiler for central heating and hot water, ample room for dining table. Stairs to first floor; landing with linen cupboard. Bedroom 1; aspect to open frontage and views to the surrounding farmland, Bedroom 2; double aspect, under stairs storage cupboard, Bedroom 3; aspect to rear, overheard built in cupboard. Family

Bathroom; white suite comprising a panelled bath with thermostatic mixer shower over, low level Wc, sink inset into vanity unit, heated towel rail. Stairs to loft room/occasional Bedroom 4; eaves storage cupboard, 2 x Velux windows with far reaching views.



OUTSIDE: To the front of the house there is a small lawned garden with planted borders. Adjacent to the garden is large driveway affording off road parking for a number of vehicles and access to the Garage; with personal door to the front and side, power and lighting. To the rear of the house in good sized south facing garden laid to paving and lawn with planted borders and a small pond. There is a large modern log cabin with power and lighting currently used as a Gym but could equally be used as a home office or treatment room. There is also an adjoining storage shed and covered drying area.



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: C

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

Agents Note – Estate Management Charge: This property is subject to a private estate management charge, with the company being run by the residents.

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

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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.