



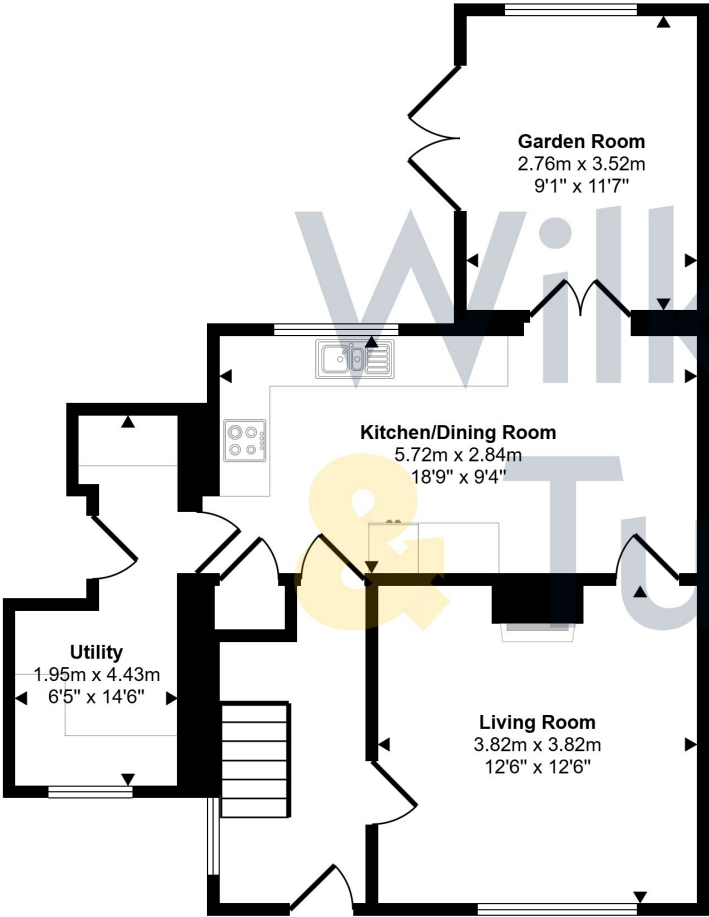
**Wouldham Road,**  
Watchet, TA23 0EQ.  
£275,000 Freehold



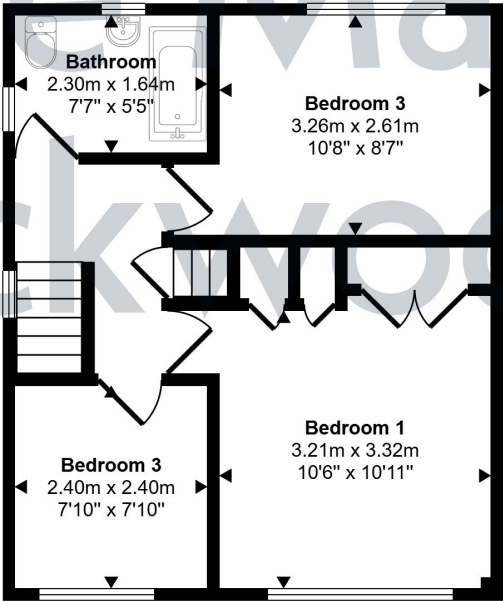
**Wilkie May  
& Tuckwood**

# Floor Plan

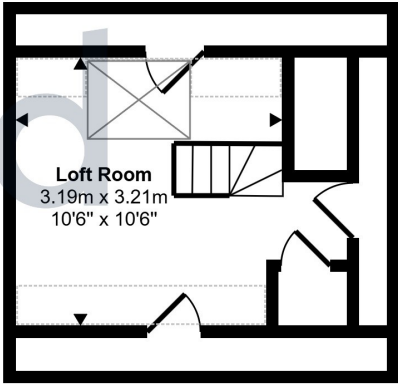
Approx Gross Internal Area  
116 sq m / 1254 sq ft



Ground Floor  
Approx 58 sq m / 627 sq ft



First Floor  
Approx 39 sq m / 422 sq ft



Second Floor  
Approx 19 sq m / 205 sq ft

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

A well presented three bedroom semi detached family home with off road parking, modern Kitchen and Bathroom and a useful loft room/office.



- Semi-Detached
- 3 Bedrooms
- Extended
- Far Reaching Views
- Off Road Parking
- Useful Loft Room
- New Bathroom

The property comprises a semi detached house of traditional brick construction, under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house offers spacious and well presented extended accommodation over three floors, and is situated within easy walking distance of the local first school and shops. In recent years, the current owners have replaced the kitchen, bathroom and boiler.

The accommodation in brief comprises; Part glazed composite door into **Entrance Hall**, with wood effect laminate flooring, and under stairs storage. **Living Room**; with aspect to front, wood burner inset into chimney breast with slate hearth and reclaimed beam over. **Kitchen/Dining Room**; with wood effect laminate flooring, aspect to rear, shaker style cream kitchen cupboards and drawers under a wood effect, rolled edge laminate worktop with inset one and a half bowl sink and drainer, mixer tap over and tiled splashbacks, space for electric oven with extractor over, space and plumbing for a dishwasher, integrated fridge freezer, pantry cupboard under the stairs, ample room for dining table, glazed doors into **Garden Room/Playroom**; with wood effect laminate flooring, double doors to the garden, Vaillant combi boiler for central heating and hot water. **Utility Room**; with door to garden, tiled floor, with good range of white cupboards and drawers under a granite effect rolled edge worktop and tiled splashbacks, space and plumbing for a washing machine, space for a tumble dryer, space for further white goods if desired. Stairs to first floor landing. **Bedroom 1**; with aspect to front, stripped and varnished wooden flooring, built in wardrobes. **Bedroom 2**; with aspect to rear, stripped and varnished wooden flooring. **Bedroom 3**; with aspect to front, stripped and varnished wooden flooring, cupboard over stairs.

**Family Bathroom**; with modern white suite, comprising panelled bath, tiled surround, with thermostatic mixer shower over, low level WC, wash basin inset into vanity cupboard. Stairs from landing to **Loft Room**; with large Velux window, eaves storage cupboards, full height walk in storage cupboard, distant views to the Quantock Hills and Bristol Channel.



**OUTSIDE:** To the front of the property there is off road parking for two vehicles, and an enclosed level garden. To the rear there is an L-shaped private garden, laid to patio and decking with a garden shed and log store.



#### 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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)

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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.