

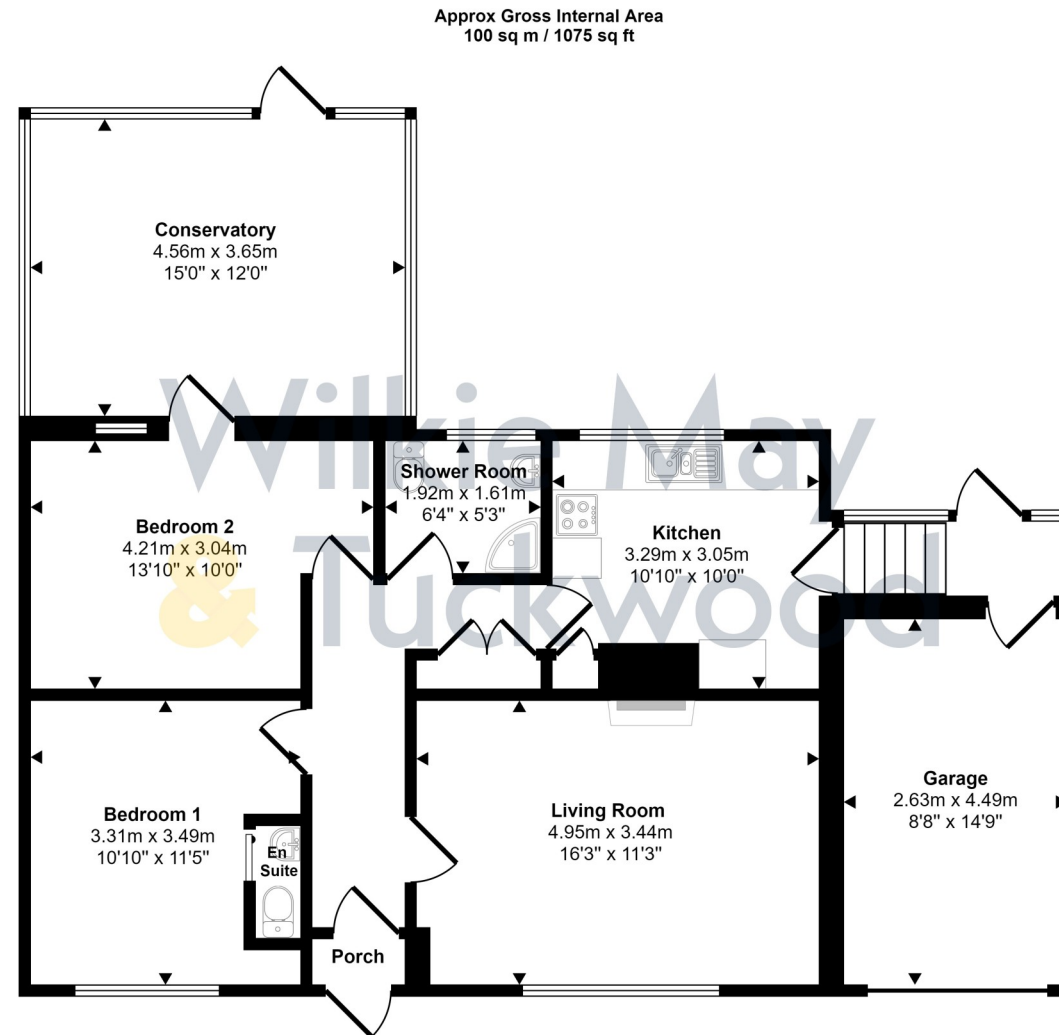


St Decumans Road,
Watchet, TA23 0AT.
£299,950 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Floorplan

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 detached two bedroom bungalow, with No Onward Chain and deceptively spacious gardens enjoying views to the Bristol Channel.



- Detached
- 2 Bedrooms
- Good Order Throughout
- Far Reaching Views
- No Onward Chain

The property comprises a detached bungalow of traditional brick and block construction under a tiled roof, with full uPVC double glazing and gas central heating, situated just above the town centre with far reaching views to the Bristol Channel. The bungalow is deceptively spacious and is available with No Onward Chain.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch, glazed aluminium door into Entrance Hall; hatch to roof space, single built in linen cupboard, airing cupboard with modern foam lagged hot water cylinder and wood slat shelving, immersion switch. Living Room; with aspect to front, open fire with original tiled surround and hearth. En-suite Bedroom 1; with aspect to front, sliding door into En-suite with low level WC and wash basin. Bedroom 2; with aspect to rear, that could be used as a dining room with a glazed uPVC door into the large Conservatory; with triple aspect and tiled floor and far reaching sea views. Shower Room; with white suite comprising corner shower cubicle, tiled surround, electric Mira shower over, low level WC, pedestal wash basin. Kitchen; with aspect to rear with painted wooden kitchen cupboards and drawers under a wood effect rolled worktop with stainless steel sink and drainer, tiled splashback, space for electric over, space for tall fridge freezer, space and plumbing for washing machine, steps down into the Rear Porch; with glazed uPVC doors and windows, adjoining Garage; with personal door and up and over door, Ideal Classic gas boiler for central heating and hot water.

There is also potential to extend into the loft space, subject of course to planning permission.



OUTSIDE: There is off road parking for one vehicle, with a small enclosed lawned garden with the opportunity to create further off-road parking if desired. Side gated access leads into a deceptively spacious rear garden where far reaching views over the Bristol Chanel can be enjoyed. There is a shed, and a small greenhouse. The gardens are laid to lawn with fenced borders, with an archway leading to a secondary piece of garden again laid to lawn with a further shed and greenhouse, again with far reaching sea views.



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 at this property and a Garage

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 March 2025. 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.