



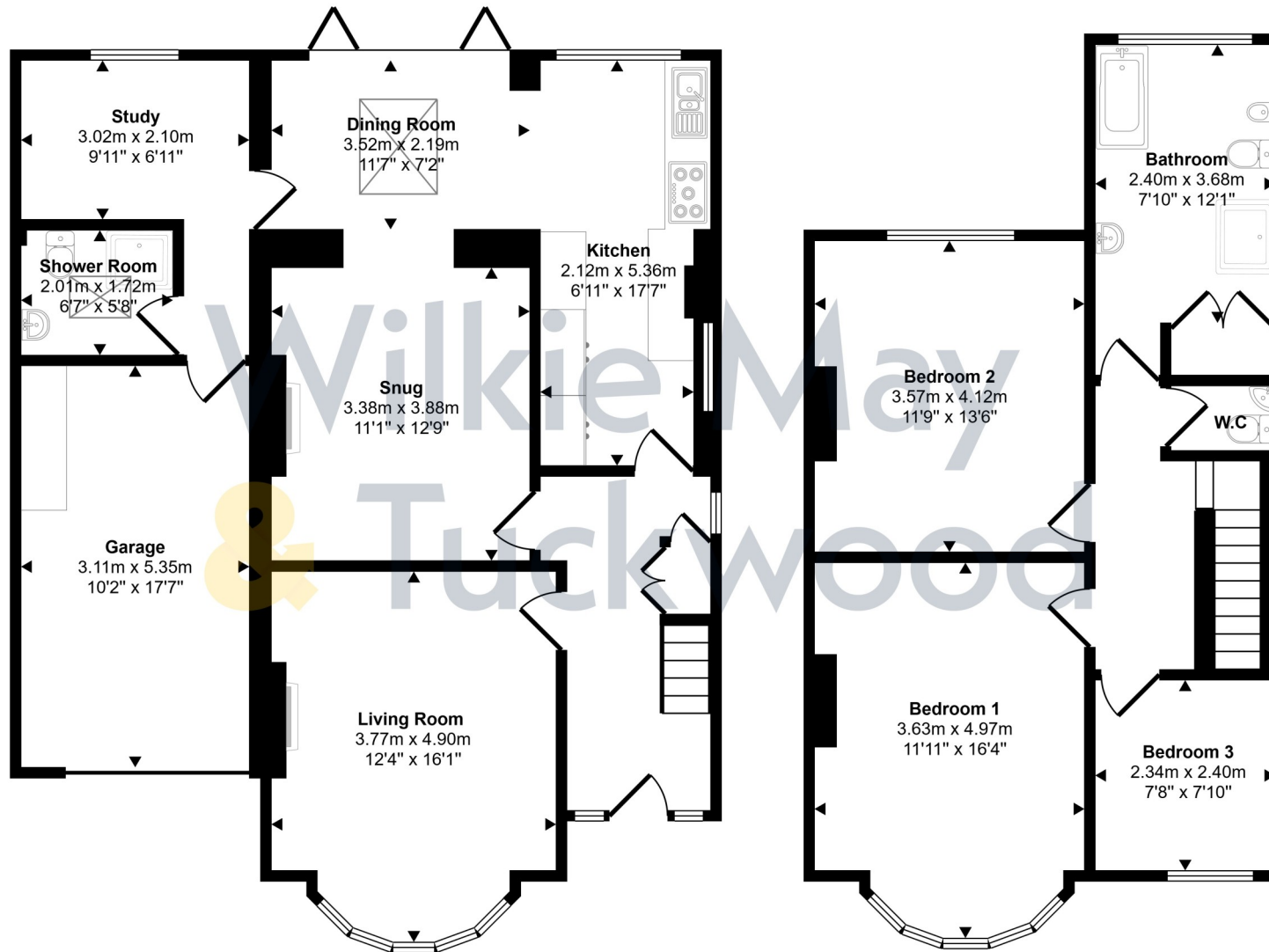
**Wristland Road,**  
Watchet, TA23 0DJ.  
£395,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
154 sq m / 1658 sq ft



Ground Floor  
Approx 95 sq m / 1026 sq ft

First Floor  
Approx 59 sq m / 632 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 beautifully presented and extended large three bedroom detached family home, situated in a convenient location close to the local first school and shops.



- Detached
- 3 Bedrooms
- Excellent Order Throughout
- Generous Plot
- South Facing Garden

The property comprises a detached 1930s family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and solar panels (owned). The house will be found in excellent order throughout and stands on a generous plot with level rear south facing gardens.

The accommodation in brief comprises: part glazed composite door into Entrance Hall; under stairs storage cupboards. Living Room; with aspect to front and bay window, living flame gas coal effect fire with granite effect surround and wooden mantelpiece over. Snug; with chimney breast and inset wood burner on a slate hearth, with oak beam over, squared archway leading to the wraparound L shaped Kitchen/Dining room; with aspect to rear, large Velux window, bifold doors to the garden, fitted kitchen comprising range of wood effect cupboards and drawers, under a granite effect worktop, with inset sink and drainer, mixer tap over, tiled splashback, large integrated fridge, integrated dishwasher, eye level electric double oven, 5 ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester boiler, ample room for dining table, part glazed oak stable door into ground floor Office/Bedroom Four; aspect to rear, door into ground floor Shower Room; with tiled floor, corner shower cubicle with electric Triton shower over, pedestal wash basin, low-level WC, heated towel. Door into the Garage; with power and lighting, electric roller door, mezzanine storage.

Stairs to 1st floor landing, with hatch to roof space. Bedroom One; with aspect to front, bay window. Bedroom Two; aspect to rear.

Bedroom Three; aspect to front. Family Bathroom; with four piece suite comprising a panelled bath and tiled surround, mixer shower attachment, shower cubicle with thermostatic mixer shower over, low-level WC, bidet, wash basin inset into vanity unit, heated towel rail, airing cupboard housing a foam lagged tank with immersion switch. Separate WC: low-level WC, corner wash hand basin.



**OUTSIDE:** To the front of the property there is off-road parking, a block paved front garden and a bin and log store with garage frontage. The rear gardens are generous and laid mainly to lawn with planted beds. Within the garden there is a decking area and pergola over, a summerhouse, timber shed and dog kennels (not included in the sale), along with double gated rear access for maintenance.



#### 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:** D

**Parking:** There is off road parking and a 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](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.