



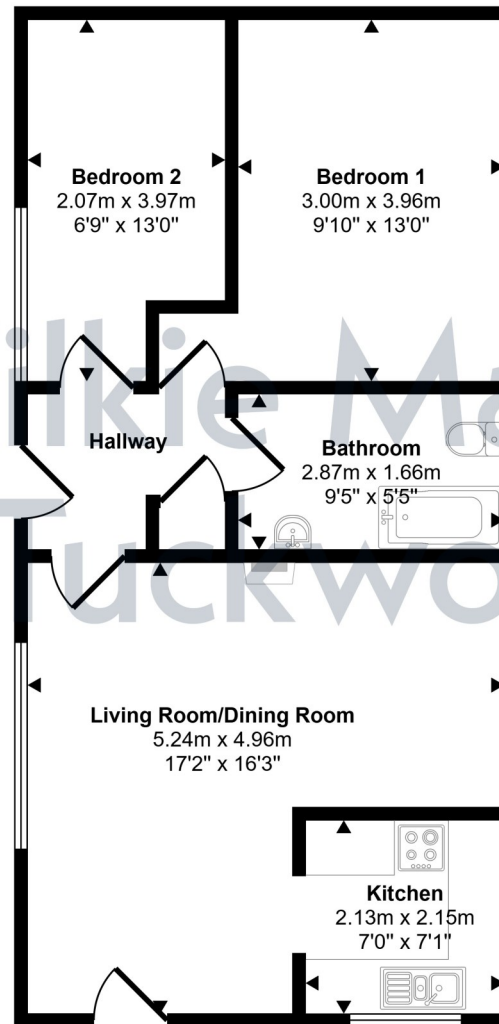
Brendon Road,
Watchet, TA23 0HT.
£275,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
57 sq m / 612 sq ft



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

An immaculately presented detached two bedroom bungalow, situated in a tucked away position on the edge of the town with No Onward Chain.



- Detached
- 2 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

The property comprises a detached bungalow converted around 20 years ago, being built 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 bungalow is beautifully presented throughout, and enjoys generous gardens and off road parking.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; with wood effect laminate flooring, storage cupboard, hatch to roof space. Living Room/Dining Room; with double aspect, wood effect laminate flooring, electric coal effect fire on a slabbed hearth with tiled surround and wooden mantle piece over, TV point, painted ceiling beams, ample room for dining table. Kitchen; with aspect to rear with far reaching distant views to the Bristol Channel, pine fitted kitchen comprising a range of cupboards and drawers under a squared edge worktop with inset stainless steel sink and drainer with mixer tap over, tiled splash backs, space for electric cooker, space and plumbing washing machine, space for under counter fridge, wall mounted Baxi combi boiler for central heating and hot water. Bedroom 1; aspect to rear, wood effect laminate flooring. Bedroom 2; aspect to front, wood effect laminate flooring. Bathroom; with white suite comprising panelled bath, electric Mira shower over, low level WC, pedestal wash basin, light and shaver point.



OUTSIDE: The property has one parking space via a shared driveway and a five-bar timber gate. The front of the property is laid to chippings and patio for ease of maintenance, to the side of the property there is generous private patio with timber shed with power and lighting where views can be enjoyed to the surrounding farmland and in the distance to the Welsh coast & Bristol Chanel. The remainder of the garden is generous and fenced, being laid to lawn with an aspect to St. Decumans Church.



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: A

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

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 April 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.