



Admirals Close

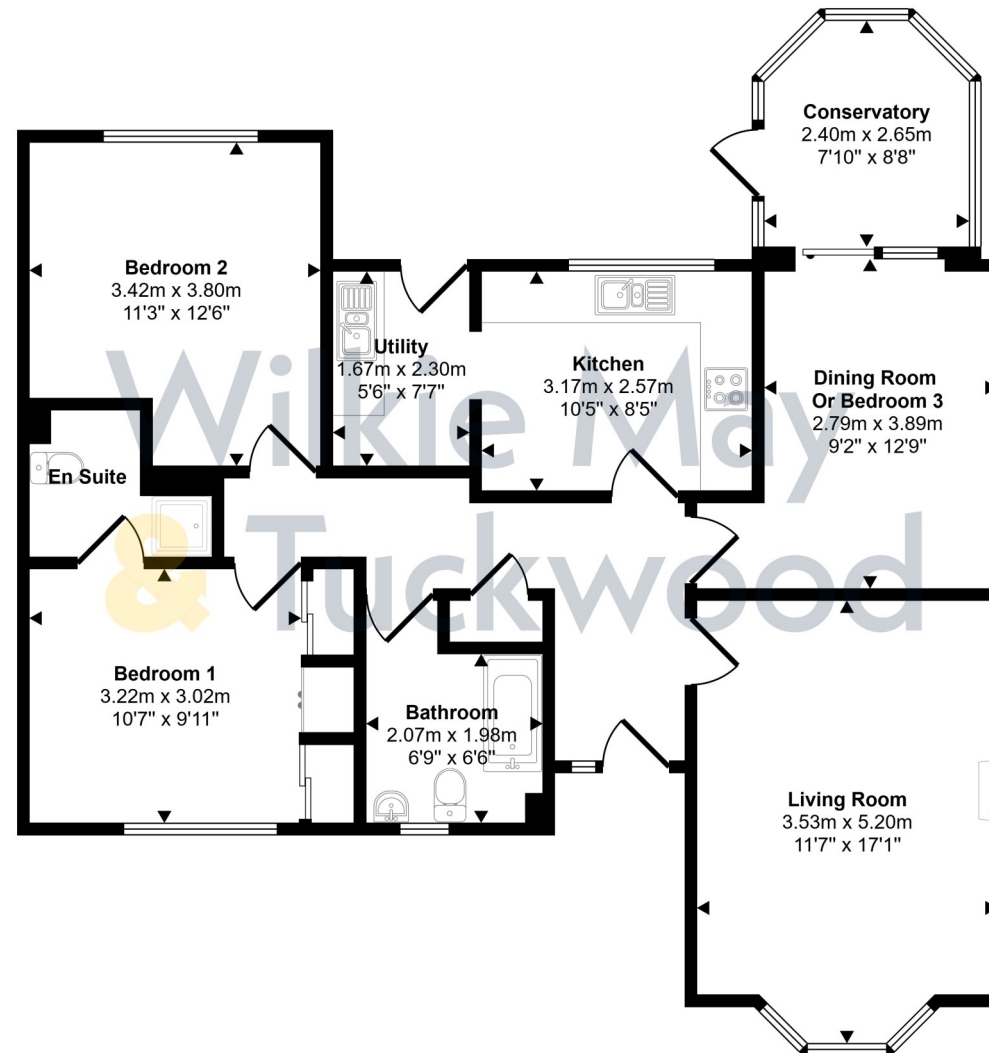
Watchet, TA23 0QD.
£350,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
92 sq m / 992 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

A well presented and spacious 3 bedroom detached bungalow, situated in one of Watchet's most favoured cul-de-sac's with a Double Garage, Conservatory and No Onward Chain.



- Detached
- 3 Bedrooms (One En-Suite)
- Immaculate Throughout
- Double Garage
- No Onward Chain

The property comprises a detached bungalow, built as part of a modern development in 2000, which is now considered one of Watchet's most favourable locations. The property has been well maintained by the current owners, having recently been painted throughout, and benefits from uPVC double glazing, gas central heating, uPVC soffits, fascia's and guttering and a large double Garage with power and lighting and an electric up and over door.

The accommodation in brief comprises part glazed door into Entrance Hall; telephone point, hatch to roof space, airing cupboard housing modern foam lagged hot water cylinder with wood slat shelving over, electric immersion. Sitting Room; aspect to front, coal effect fireplace with tiled hearth and tiled surround with wooden mantle over, T.V. point. Kitchen; with tiled effect wooden flooring, pine fitted kitchen, comprising cupboards and drawers with a rolled edge worktop over, inset one half bowl stainless steel sink and drainer, mixer tap over. Belling electric oven with four ring gas hob and extractor fan over, tiled splash back, space for a small table. Archway into Utility Room; tile effect wooden flooring, double cupboard with rolled edge work top over and inset stainless steel sink & drainer, tiled splash back, space and plumbing for a washing machine, space for tall fridge freezer, half glazed door to rear garden, modern Worcester gas fired boiler for central heating and hot water. Dining Room/Bedroom 2; with uPVC sliding doors into a Conservatory. Conservatory; with tile effect wooden flooring, T.V. point, power points and radiator, fitted blinds to be included, personal door to garden.

En suite Master Bedroom; with aspect to front, built in wardrobes, telephone point, T.V. point. Door into En Suite Shower Room; with shower cubicle with Aqualiser shower over, WC, pedestal wash basin, light and shaver point, extractor fan. Bedroom 2; aspect to rear. Bathroom; comprising of panel bath with mixer shower attachment over, W.C pedestal wash basin, light and shaver point, and extractor fan.



OUTSIDE: To the front of the property there is a small lawned garden with gravelled borders and paved entrance. To the side of the bungalow there is a spacious tarmac driveway affording off road parking for two vehicles leading to the double Garage; with electric up and over door, power and lighting and half glazed door to the rear garden. The rear garden is enclosed by fencing and laid mainly to lawn with planted borders and enjoys a good degree of privacy, and a patio.



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: E

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

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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.