



**Brendon Road,**  
Watchet, TA23 0AU  
£325,000 Freehold

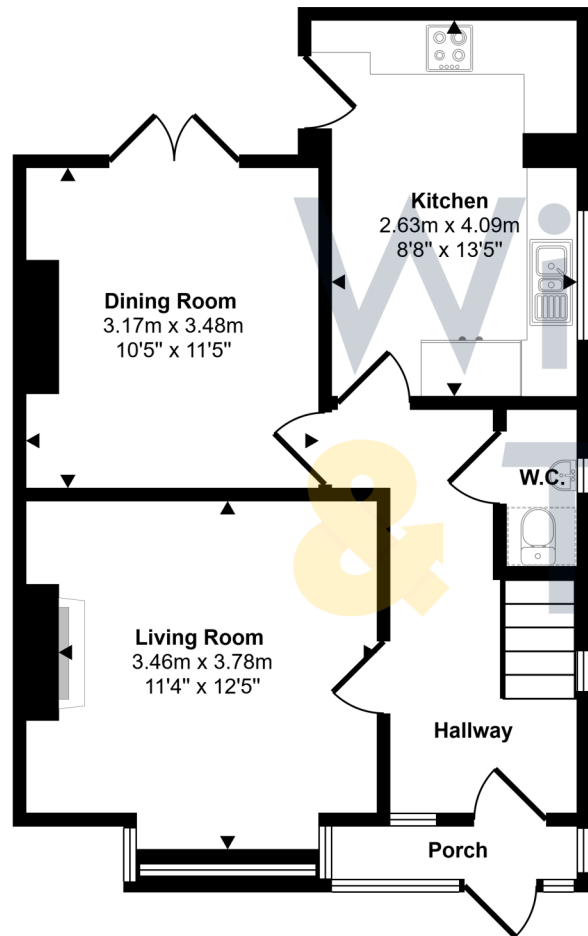


**Wilkie May  
& Tuckwood**



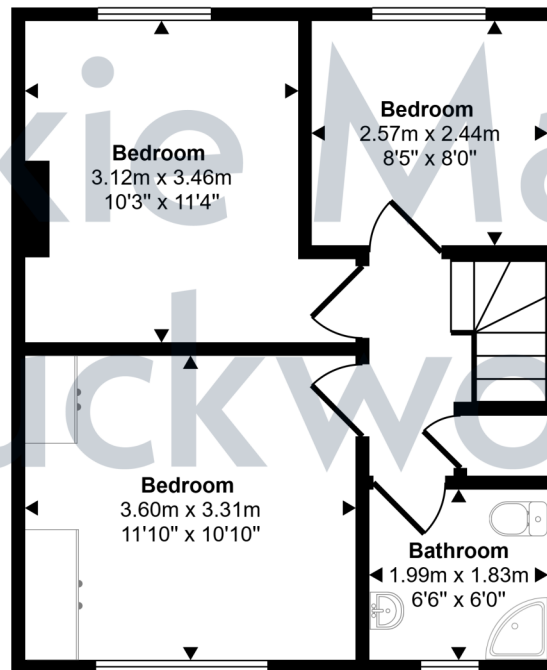
# Floor Plan

Approx Gross Internal Area  
115 sq m / 1233 sq ft

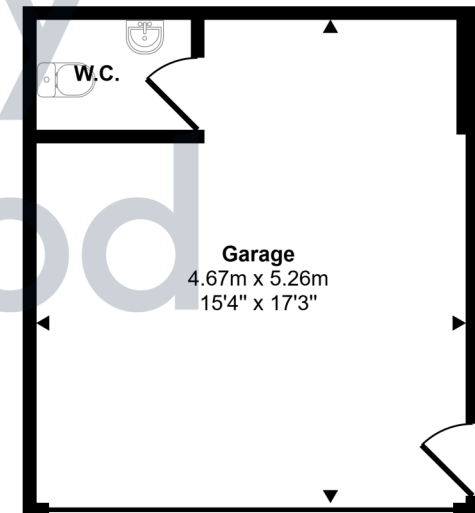


Ground Floor  
Approx 50 sq m / 534 sq ft

Denotes head height below 1.5m



First Floor  
Approx 40 sq m / 431 sq ft



Garage  
Approx 25 sq m / 268 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 three bedroom semi detached family home, sat above the town centre with far reaching sea views and a substantial garage.

- Semi-Detached
- 3 Bedrooms
- Far Reaching Views
- Garage

The property comprises a semi-detached 1930's 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 off road parking. The property has far reaching sea views, and a substantial garage with off road parking in front.

The accommodation in brief comprises; Half glazed UPVC door into; Entrance Porch; with tiled floor. Half glazed UPVC door with leaded lights into; Entrance Hall; with tiled floor, door into; Downstairs WC; with tiled floor, low level WC, wash basin, tiled walls. Sitting Room; with bay window, and aspect to front, with an uninterrupted view to the lighthouse and Bristol Channel and to the Welsh coastline, living flame gas coal effect fireplace inset into polished stone surround and hearth, oak engineered flooring. Dining Room; with aspect to rear, French doors to the rear garden, oak engineered flooring. Kitchen; with aspect to the side, tiled floor, range of solid wood kitchen cupboards and drawers under a rolled edge worktop with inset one and a half bowl sink and drainer with mixer tap over, tiled splashbacks, four ring gas hob with extractor fan over, fitted electric oven with microwave space over, space and plumbing for washing machine, integrated dishwasher, integrated fridge, integrated freezer, room for breakfast table, glazed door to the rear garden.

Stairs to first floor landing; with hatch to roof space, and boiler cupboard housing the Worcester combi boiler for central heating and hot water. Bedroom 1; with an aspect to the front, with uninterrupted views to the Bristol Channel, Harbour and Marina, fitted

mirrored wardrobes, full height. Bedroom 2; aspect to rear, with original open fireplace with tiled surround. Bedroom 3; aspect to rear. Shower Room; with tiled floor and walls, jacuzzi short bath/shower cubicle, low level WC, wash basin inset into marble worktop with cupboards under, heated towel rail, shaver point.



**OUTSIDE:** To the front of the property there off road parking and a substantial Garage with electric roller door, and personal door to the side. Within the Garage, there are ample power points and a toilet and sink. The rear garden is L shaped and laid mainly to lawn.



#### 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.

**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.