

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

Cherry Tree Way

Watchet, Somerset, TA23 0UB



An immaculately presented and spacious four bedroom detached house with off road parking, views, and No Onward Chain.

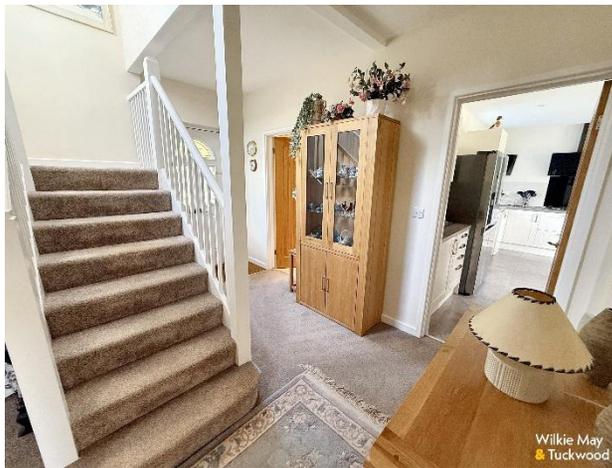
Situated in a highly regarded area of the popular town of Watchet, this property benefits from full uPVC double glazing, and gas central heating, as well as an in and out driveway, affording off road parking for several vehicles, together with a covered car port. The property will be found in excellent order throughout and has been meticulously maintained by the current owner benefitting from four bedrooms, three bathrooms, and two sitting rooms together with solar panels (these panels are leased and have 11 years to run on the original 25 year lease). The house is within easy walking distance of amenities, the local first school and a short drive of the Quantock Hills and sea.

ACCOMMODATION



The accommodation comprises in brief: Part glazed composite door with inset leaded light windowpanes into; Entrance Hall; with understairs storage cupboard, door into; Ground Floor Shower Room; with tiled floor, part tiled walls, corner shower cubicle with thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Part glazed door into; Dining Room; with French doors to the rear garden, part glazed oak double doors into; Living Room; with French doors to the rear garden, wood burner inset into chimney breast with polished marble hearth and brick surrounds with slate mantelpiece over, double aspect. Squared archway from dining room into Kitchen/ Breakfast Room; with

double aspect, an excellent range of modern fitted cupboards and drawers in cream shaker style with wood effect squared edge laminate worktops, with inset one and half bowl sink and drainer with mixer tap over, eye level electric Nef double oven, five ring Nef gas hob with extractor fan over, space and plumbing for dishwasher, space for American fridge/ freezer, breakfast bar, tiled floor, half glazed uPVC door into; Snug/Utility Area; with door to front, door to rear garden, storage cupboard, oak engineered wood flooring, units to match the kitchen, with wood effect laminate squared edge worktops, inset stainless steel sink with mixer tap over, tiled splashback, space and plumbing for washing machine, space for



undercounter fridge, integrated refrigerated wine cooler, boiler cupboard housing a Glow worm boiler for central heating and hot water with pressurised adjacent hot water cylinder, tiled floor to the utility area. Stairs to first floor landing; with linen cupboard, hatch to roof space. En-suite Principal Bedroom; with two sets of double fitted wardrobes, far reaching views to the surrounding farmland and to the Quantock Hills, door into; En-suite Shower Room; with tiled floor and walls, low level shower cubicle with

thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Bedroom 2; with aspect to rear, with far reaching views, built in double wardrobe. Bedroom 3; aspect to rear with far reaching views. Bedroom 4; aspect to front with wood effect fitted cupboards. Family Bathroom; with tiled floor and walls, four-piece suite comprising low level shower cubicle with thermostatic mixer shower over, panel bath with mixer shower attachment over, low level WC, heated towel rail.



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OUTSIDE

To the front of the property there is an in and out driveway with off road parking for several vehicles together with a car port. To the rear of the property there is a large, and private garden laid to lawn with a sizeable patio seating area, together with a former vegetable garden and shed.



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ACCOMMODATION

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of 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

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

AWAITING EPC

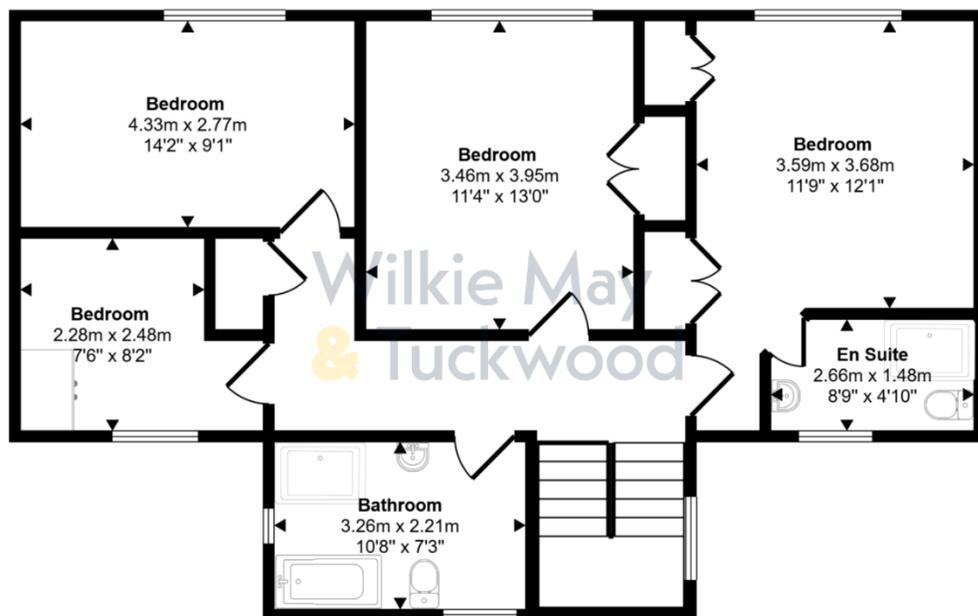
FLOORPLAN



Ground Floor

Approx 102 sq m / 1093 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.



First Floor

Approx 78 sq m / 844 sq ft

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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 May 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. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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