

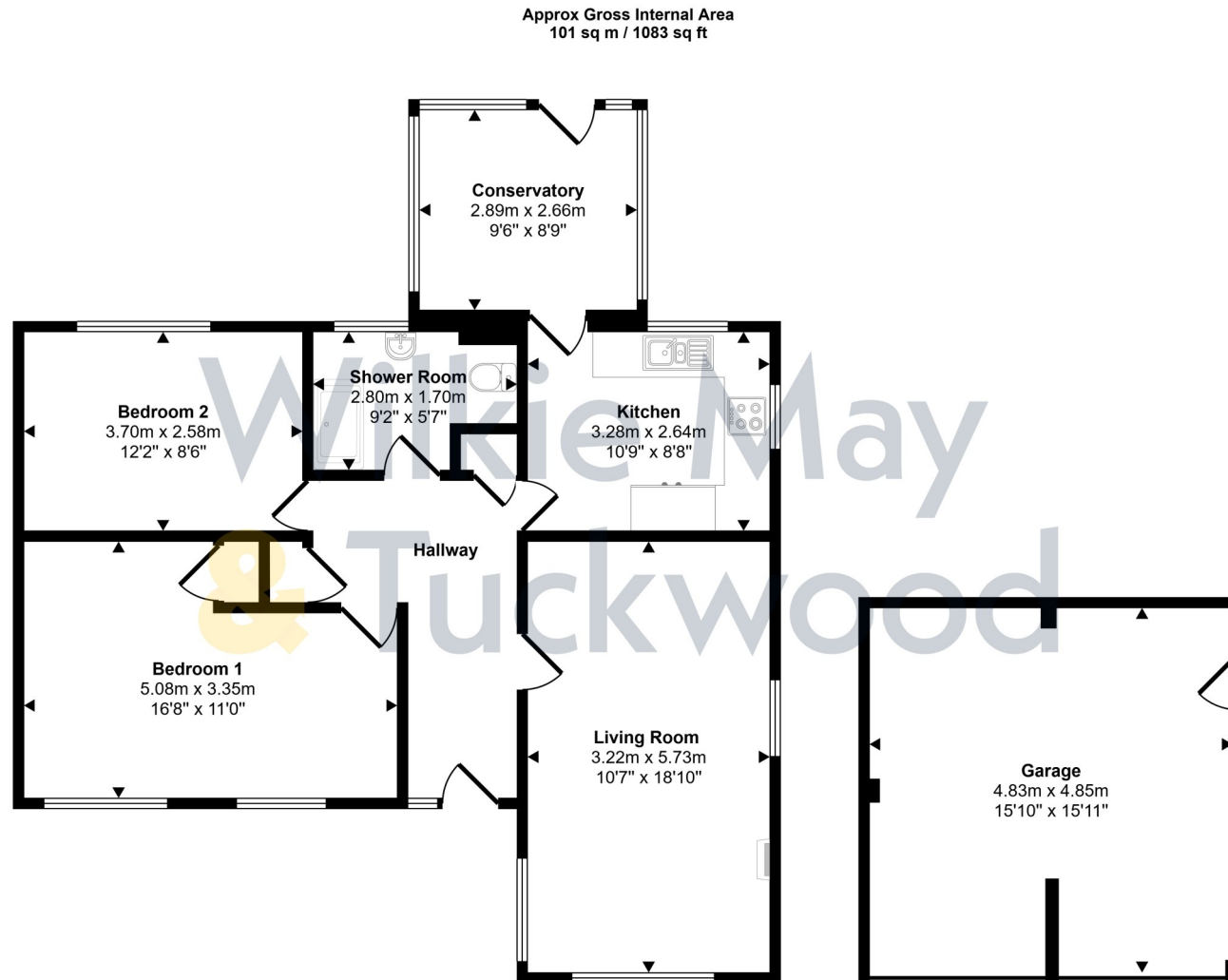


Whitehall,
Watchet, TA23 0BD.
£325,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Floorplan
Approx 77 sq m / 832 sq ft

Garage
Approx 23 sq m / 252 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 rare opportunity to purchase this two (formerly three) bedroom detached bungalow with a double Garage, Car Port and No Onward Chain, situated within walking distance of the town centre and Mineral Line.

- Detached
- 2 Bedrooms (Formerly 3)
- Double Garage & Car Port
- Convenient Location
- No Onward Chain

The property comprises a semi-detached house of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The accommodation will be found in immaculate condition throughout and has been the subject of careful refurbishment during the current owner's tenure. The property is available with No Onward Chain and viewings are highly recommended.

The accommodation in brief comprises; Obscure glazed UPVC door into Entrance Hall; hatch to roof space, airing cupboard with modern foam lagged cylinder with wood slat shelving over and immersion switch. Double-sided storage cupboard. Living room; with double aspect, living flame gas coal effect fire with a polished stone surround and wooden mantelpiece over. Kitchen; with double aspect, a range of white cupboards and drawers under a wood effect rolled edge worktop with inset stainless-steel sink and drainer with mixer tap over, fitted electric double oven, 4 ring electric hob, space and plumbing for washing machine, space for tall fridge- freezer, wall mounted Worcester boiler, stable door to the Conservatory. Bedroom 1 (formally 2 bedrooms); with aspect to front, access to the double-sided storage cupboard. Bedroom 2; with aspect to rear. Shower room; with tiled floor and walls, low -level walk-in shower cubicle with electric Mira shower over, low level WC, pedestal wash basin, heated towel rail, linen cupboard. Conservatory; with door to rear garden, full height double glazed panels and a view over the paddock.



OUTSIDE: The bungalow has off road parking with a double Garage and Car Port. The gardens are laid mainly to gravel and paving and wrap around the property. Within the back garden there is timber shed and a good degree of privacy with a pleasant aspect to the adjoining paddock.



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 a double Garage, Car Port and 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 June 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.