

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Wilkie May
& Tuckwood

MAGNOLIA HOUSE

Abbey Road, Washford, Watchet, TA23 0PR



One of just two brand new executive style homes, situated in a favoured location, with a 10-year warranty, large double Garage, two En-suite bedrooms, and electric car charging point.
No Onward Chain.

The property comprises a detached house (one of a pair) built of traditional brick and block construction with rendered elevations under a slate roof with the benefit of full uPVC double glazing and has air source heating. The house offers flexible 4/5-bedroom accommodation traditionally arranged over two floors, with quality finishes to include oak internal doors, an oak and glass staircase, and handmade kitchen from a reputable local company. The property has a 10-year build zone warranty and No Onward Chain.

ACCOMMODATION



The accommodation in brief comprises, Composite door into spacious **Entrance Hall**, tiled floor, door into **Ground Floor Wet Room** with tiled floor and walls, thermostatic mixer shower, low level WC, wash basin. **Study/Bedroom 5** with aspect to front. **Living Room/Dining Room**; with triple aspect, bi-fold doors to the rear garden, bay window to the front. **Kitchen/Breakfast Room**; aspect to rear, tiled floor, bespoke fitted kitchen comprising an excellent range of coloured cupboard and drawers under a quartz worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, integrated dishwasher, integrated fridge/freezer, range oven with extractor hood over, breakfast bar. **Utility Room**; door

to side garden, plant room, worktop to match kitchen with space for washing machine under. Stairs to first floor landing; **Principal Bedroom 1**; with a double aspect, dressing room, built in wardrobe, shower room with a corner shower cubicle with thermostatic mixer shower over, low level WC, wash basin inset into vanity unit. **En-Suite Bedroom 2**; aspect to rear, built in wardrobe, door into **Shower Room**; with shower cubicle with thermostatic mixer shower over, low level WC, wash basin. **Bedroom 3**; aspect to front, built in wardrobe. **Bedroom 4**; aspect to front, built in wardrobe. **Family Bathroom**; with white suite comprising a four-piece suite, panelled bath, low level WC, wash basin.





OUTSIDE

The property is approached through a 5-bar timber gate onto a large block paved driveway affording off road parking for several vehicles, and a secondary driveway laid to gravel ideal for a motorhome or caravan. There is a detached double garage with electric up and over door, and a personal door to the garden. The remainder of the garden wraps around the house and is laid to lawn with a decking platform and storage shed.



GENERAL REMARKS & STIPULATION

Council Tax Band: TBC

Tenure: Freehold

Utilities: Mains water, electricity, sewage, air source heating.

Parking: There is off road parking at this property and a double Garage.

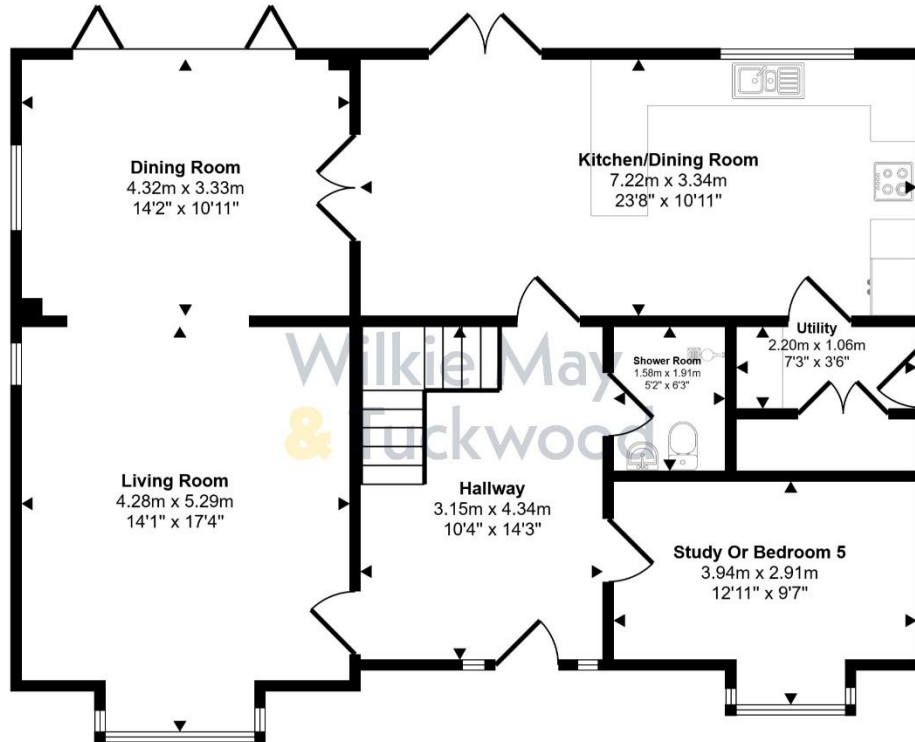
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

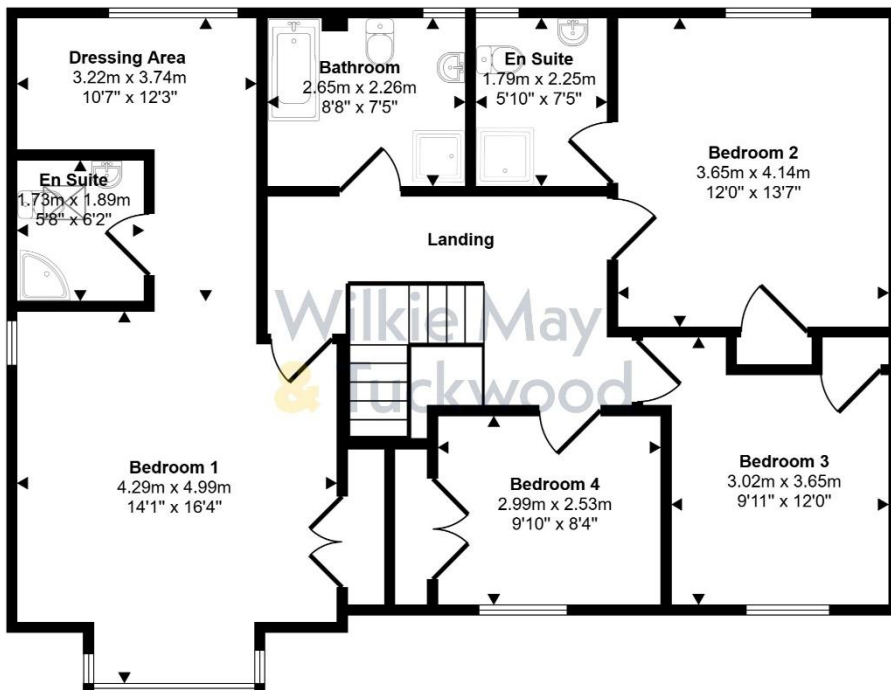
FLOORPLAN



Ground Floor

Approx 95 sq m / 1020 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 96 sq m / 1029 sq ft

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Garage

Approx 39 sq m / 417 sq ft



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 July 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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