



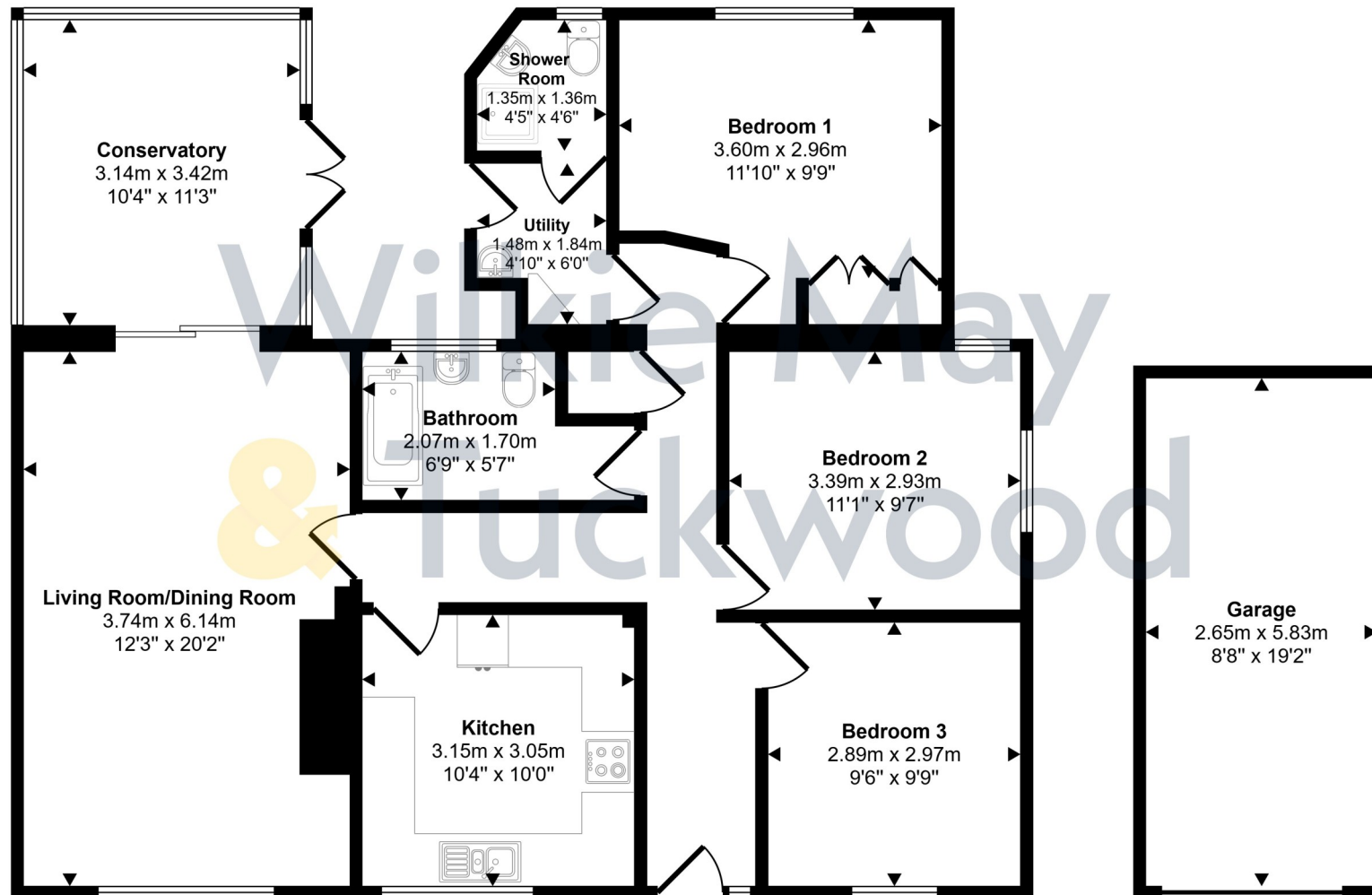
Bridge Close,
Watchet, TA4 4PJ.
£335,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
115 sq m / 1241 sq ft



Floorplan
Approx 100 sq m / 1075 sq ft

Garage
Approx 15 sq m / 166 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 spacious three bedroom detached bungalow, situated in a popular cul-de-sac within walking distance of the village centre and its comprehensive amenities.

- Detached
- 3 Bedrooms
- Cul-De-Sac Position
- Far Reaching Views
- No Onward Chain

The property comprises a detached three bedroom bungalow, built of traditional brick and block construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The bungalow is situated in a quiet position within the village and enjoys views from the front to the surrounding farmland in the distance. The property is available to purchase with No Onward Chain.

The accommodation in brief comprises; Obscure glazed UPVC door into Entrance Hall; hatch to roof space, Linen Cupboard; with an Ideal combi-boiler for central heating and hot water. Living Room/Dining Room; with double aspect and far reaching views to the surrounding farmland, sliding doors into Conservatory; with a tiled floor, and electric panel heating, double doors to the garden. Kitchen; with aspect to front, good range of cupboards and drawers under a rolled edge granite effect worktop, with inset one and a half bowl sink and drainer, with mixer tap over, tiled splashback, space for electric oven, with extractor hood over, space and plumbing for washing machine, integrated fridge, integrated dishwasher. Bedroom 1; aspect to rear with fitted wardrobes. Bedroom 2; aspect to side. Bedroom 3; aspect to front. Family Bathroom; with a panelled bath, tiled surround, shower over, wash basin inset into vanity unit, low level WC. Rear Porch with Belfast sink and door into the Shower Room; with multi-panelled walls, low level shower tray with thermostatic mixer shower over, wash basin, low level WC. Door to garden.



OUTSIDE: The property has off road parking and access to a good-sized Garage with up and over door, power and lighting. The front garden is laid to chippings for ease of maintenance, and the rear garden can be accessed by a side gate. The rear gardens are terraced and enjoy a good degree of privacy being well planted and will include a shed.



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: D

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

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

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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.