

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



BRACKEN

Lower Washford, Watchet, TA23 0PA



A substantial detached 5/6 bedroom family home, situated in the desirable location of Lower Washford, sitting adjacent to the West Somerset Steam Railway Line, with light and well presented accommodation, a double Garage and established gardens.

Bracken comprises one of two detached individually built family homes situated in the charming and much sought after location of Lower Washford, just a stone's throw away from the Mineral Line. The house offers flexible accommodation over two floors, with the ability for multi-generational living and has recently been updated throughout by our clients, and now offers well presented accommodation ready to move in to. The house is built of traditional brick and block construction with part rendered and part tiled elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating.

ACCOMMODATION



The accommodation in brief comprises Glazed uPVC **Entrance Porch**; glazed uPVC door into **Entrance Hall**; laminate wood effect flooring, built in cupboard, open tread staircase. **Living Room**; aspect to front, views to the Brendon Hills, wood burner on a tiled hearth, alcove shelving. **Kitchen**; newly fitted kitchen with an excellent range of matt white cupboards and drawers under a quartz worktop with inset sink, mixer tap over, eye level oven, four ring induction hob, integrated tall fridge, integrated dishwasher, door into **Dining Room**; aspect to front, laminate wood effect flooring, French doors

into the **Conservatory**; laminate wood effect flooring, distant views. **Utility Room**; with door to the rear garden, recently insulated, space and plumbing for a washing machine, door into **Downstairs WC**; with low level WC, wash basin with tiled splashback. **Ground Floor Bedroom with Shower**; aspect to rear, shower cubicle with tiled surround, thermostatic mixer shower over, wash basin inset into vanity cupboard, heated towel rail. **Study or Bedroom 6**; aspect to rear. Stairs to the first floor; landing with hatch to the roof space, airing cupboard housing a modern foam lagged cylinder with immersion switch and wood slat shelving



over. **Bedroom 1**; aspect to front, sliding patio doors onto the balcony, far reaching views to the Quantock and Brendon Hills, 2 Velux windows, door into the newly fitted **En-Suite** with an excellent range of storage cupboards, four piece white suite comprising panelled bath, tiled surround, separate shower cubicle with tiled surround and thermostatic mixer shower over, low level WC, bidet, wash basin, heated towel rail. Stairs to the first floor **Play Room/Study/Nursery** with 3 Velux windows again with

far reaching views. **Bedroom 2**; triple aspect, built in wardrobe, slit window overlooking the West Somerset Steam Railway Line. **Bedroom 3**; aspect to front, Velux window, built in wardrobe. **Bedroom 4**; aspect to rear, Velux window. **Family Bathroom**; with four piece suite comprising panelled bath, tiled surround, separate shower cubicle with tiled surround, electric shower over, pedestal wash basin, low level WC, heated towel rail.



OUTSIDE

The house is approached over a shared driveway with 50% liability for maintenance. At the bottom of the driveway there is one off road parking space. There is further parking for at least two vehicles in front of the house with immediate access to the Garage. The property also owns the ground over the driveway which is laid to lawn. The remainder of the gardens wrap around the house, with established hedging, lawn and a number of established fruit trees, raised vegetable beds, a grape vine, palm trees, log store, and outside oil fired boiler for the central heating.

Double Garage; with power and lighting, two electric up and over doors, personal door to the Garden.



GENERAL REMARKS AND STIPULATIONS

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired central heating.

Parking: There is off road parking at this property.

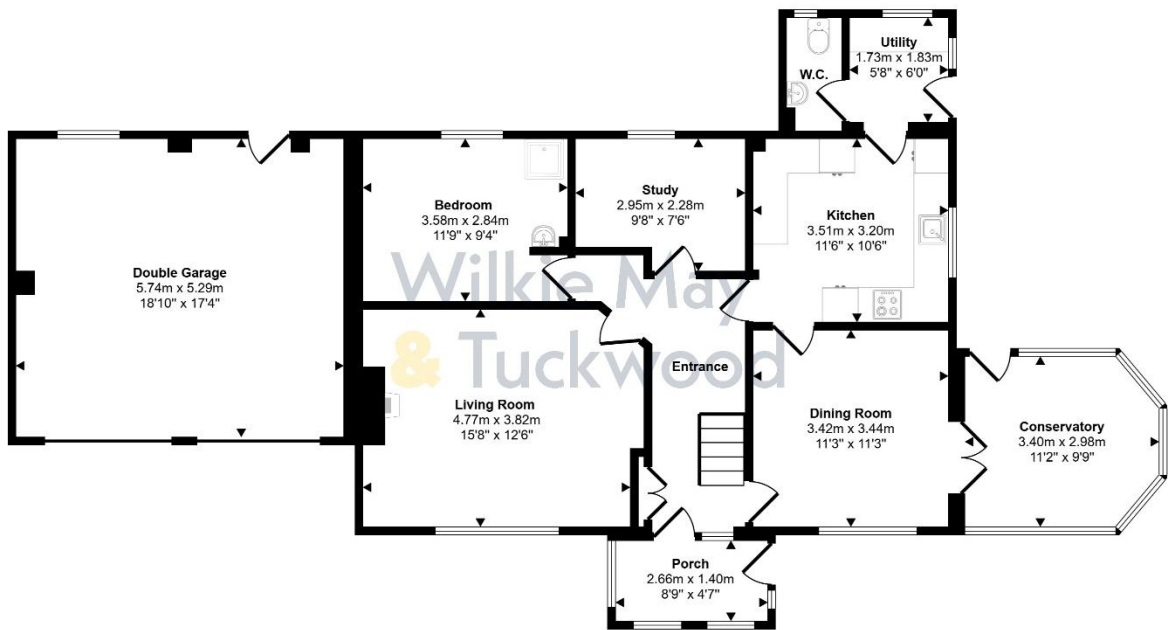
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

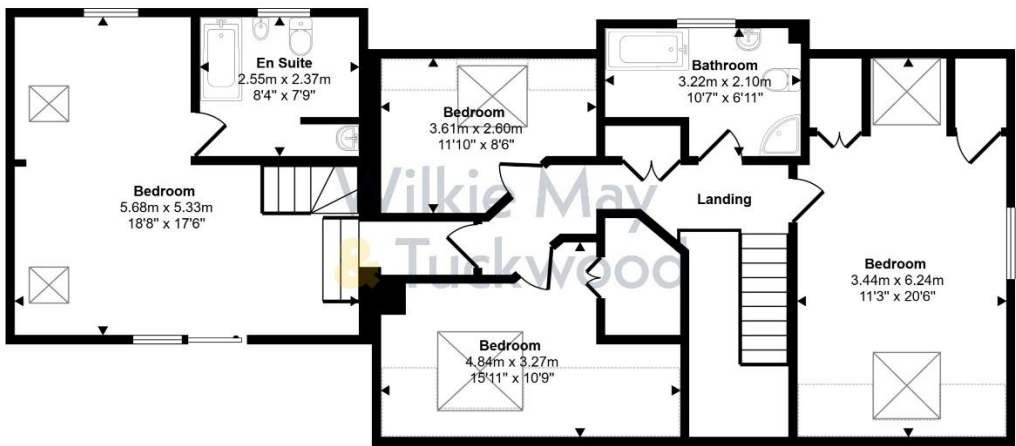
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

FLOORPLAN



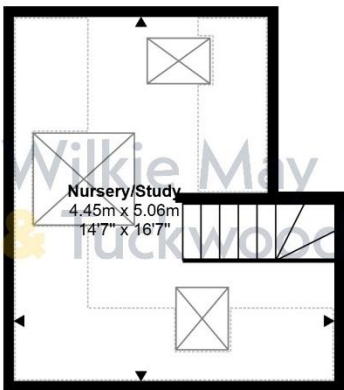
Ground Floor
Approx 123 sq m / 1322 sq ft



First Floor
Approx 98 sq m / 1053 sq ft

Denotes head height below 1.5m

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.



Second Floor
Approx 20 sq m / 217 sq ft

Denotes head height below 1.5m



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 October 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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