



Wristland Road

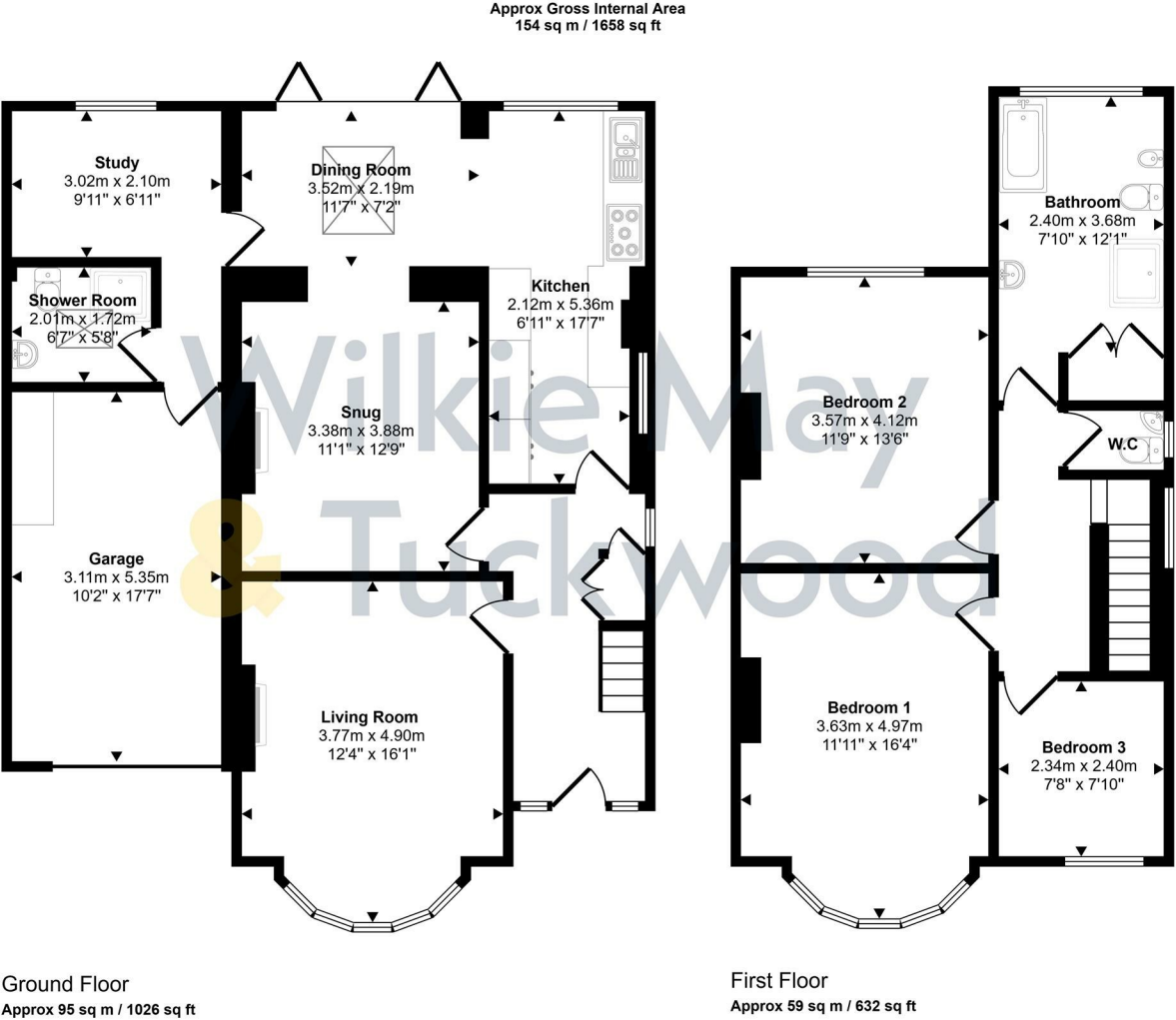
Watchet TA23 0DJ

Price £370,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



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

WELL PRESENTED FAMILY HOME – A beautifully presented and extended large three bedroom detached family home, situated in a convenient location close to the local first school and shops.

- Well Presented Accommodation
- Extended Accommodation
- Garage & Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Generous Plot with Level Rear South Facing Gardens



The property comprises a detached 1930s family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and solar panels (owned). The house will be found in excellent order throughout and stands on a generous plot with level rear south facing gardens.

The accommodation in brief comprises: part glazed composite door into Entrance Hall; under stairs storage cupboards.

Living Room; with aspect to front and bay window, living flame gas coal effect fire with granite effect surround and wooden mantelpiece over.

Snug; with chimney breast and inset wood burner on a slate hearth, with oak beam over.

Squared archway leading to the wraparound L shaped Kitchen/Dining room; with aspect to rear, large Velux window, bifold doors to the garden, fitted kitchen comprising range of wood effect cupboards and drawers, under a granite effect worktop, with inset sink and drainer, mixer tap over, tiled splashback, large integrated fridge, integrated dishwasher, eye level electric double oven, 5 ring gas hob and extractor hood over, space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester boiler, ample room for dining table.

Part glazed oak stable door into ground floor Office/Bedroom Four; aspect to rear.

Door into ground floor Shower Room; with tiled floor, corner shower cubicle with electric Triton shower over, pedestal wash basin, low-level WC, heated towel.

Door into the Garage; with power and lighting, electric roller door, mezzanine storage.

Stairs to 1st floor landing, with hatch to roof space.

Bedroom One; with aspect to front, bay window. Bedroom Two; aspect to rear. Bedroom Three; aspect to front.

Family Bathroom; with four piece suite comprising a panelled bath and tiled surround, mixer shower attachment, shower cubicle with thermostatic mixer shower over, low-level WC, bidet, wash basin inset into vanity unit, heated towel rail, airing cupboard housing a foam lagged tank with immersion switch.

Separate WC: low-level WC, corner wash hand basin.

OUTSIDE: To the front of the property there is off-road parking and a block paved front garden. The rear gardens are generous and laid mainly to lawn with planted beds. Within the garden there is a decking area and pergola over, a summerhouse, timber shed and dog



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** D

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 April 2024.

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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