



## Quarry Road

Watchet TA23 0NR

Price £340,000 Freehold

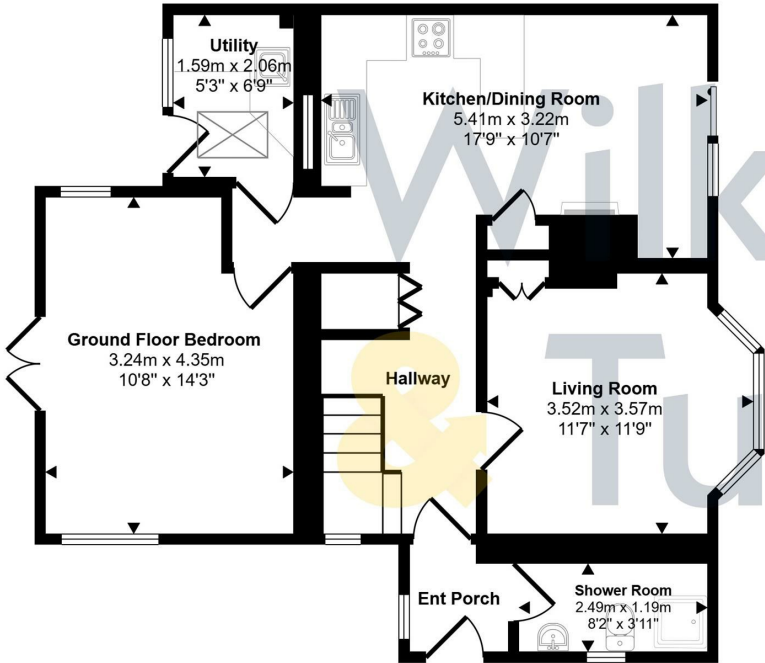
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**Wilkie May**  
& Tuckwood

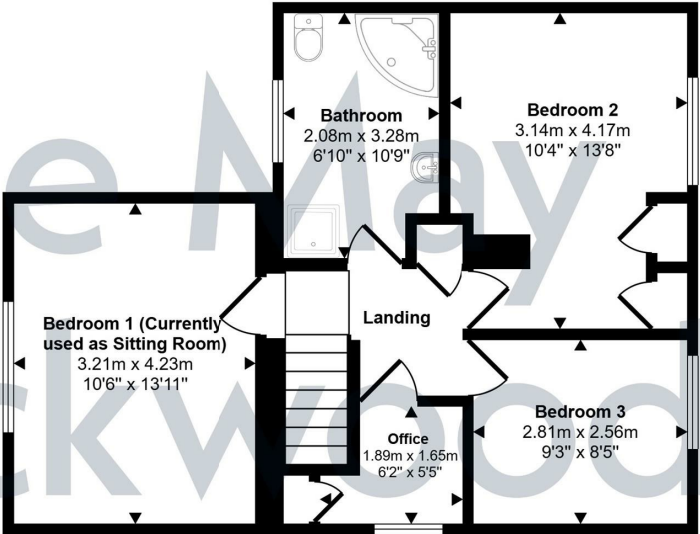


# Floorplan

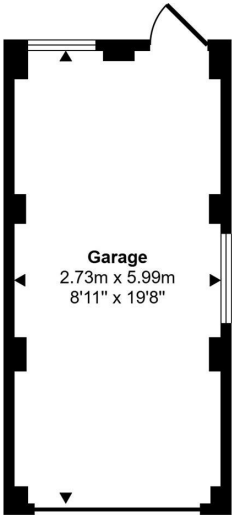
Approx Gross Internal Area  
132 sq m / 1425 sq ft



Ground Floor  
Approx 64 sq m / 686 sq ft



First Floor  
Approx 52 sq m / 563 sq ft



Garage  
Approx 16 sq m / 176 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

**FLEXIBLE ACCOMMODATION - An extended semi detached 4 bedroom family home, situated in a quiet cul de sac with far reaching views to the Quantock Hills.**

- Flexible Accommodation
- Ground Floor Shower Room
- Private Gardens
- Garage
- Views To The Quantock Hills
- uPVC Double Glazing
- Oil Fired Central Heating



The property comprises an extended detached house of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating. The house occupies a spacious corner plot, with private gardens, a detached Garage and full uPVC double glazing and oil fired central heating.

The accommodation in brief comprises; Entrance Porch; tiled floor.

Door into Ground Floor Shower Room; with tiled floor, shower cubicle with tiled surround and electric Trident shower over, low level WC, pedestal wash basin.

Glazed door into Entrance Hall; with understairs storage cupboard.

Living Room; with bay window and aspect to front with far reaching views to the farmland, built in storage cupboard.

Kitchen/Dining room; with double aspect, wood burner inset into chimney breast, with tiled hearth and surround and wooden mantle over, sliding patio doors to the front, cupboard housing oil fired boiler.

Kitchen; with a range of pine cupboards and drawers under a tiled work surface with inset sink and drainer, mixer tap over, tiled splashbacks, space for electric cooker with extractor fan over, space for under counter fridge.

Door to rear hall with stripped wooden flooring.

Door into Ground Floor Bedroom with stripped, varnished wooden flooring, double aspect, with patio doors leading on to the decking and rear garden.

Door into Utility Room; with tiled floor, granite effect rolled edge worktop with inset stainless steel sink, mixer tap over, Velux window, space and plumbing for a washing machine, space and plumbing for dishwasher.

Door to rear garden.

Stairs to first floor landing. Hatch to roof space, airing cupboard housing modern foam lagged cylinder with immersion switch.

Bedroom One; currently utilised as a sitting room with an aspect to the rear, with far reaching views to the Quantock Hills and over the surrounding arable farmland.

Bedroom 2; aspect to front with 2 built in wardrobes, again with views to the surrounding farmland.

Bedroom 3; aspect to front. Office; with aspect to side and fitted rolled edge worktop and shelving.

Family Bathroom; with 4 piece suite comprising tiled walls, corner bath, shower cubicle with electric Mira shower over, low level WC, pedestal wash basin.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

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

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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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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