



Wyndham Road

Watchet TA23 0EA

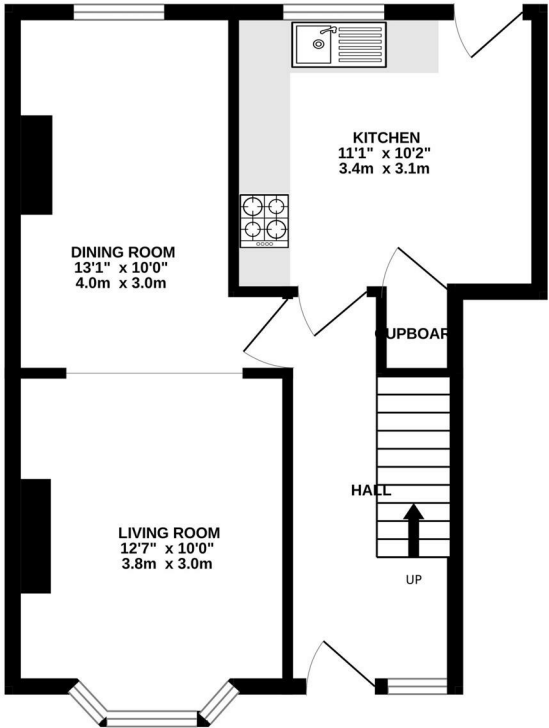
Price £259,950 Freehold



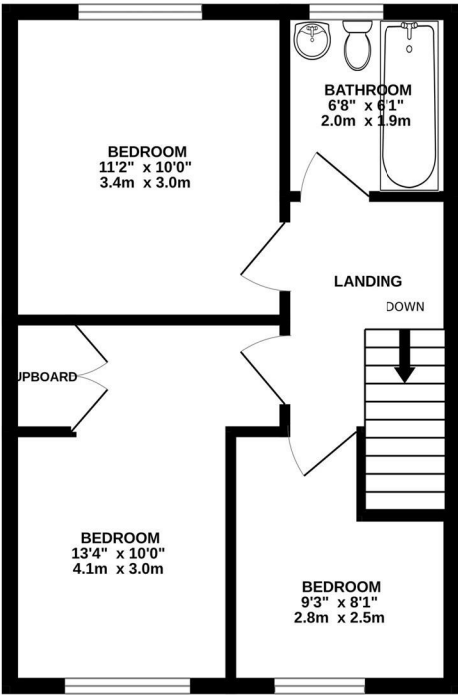
**Wilkie May
& Tuckwood**

Floorplan

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

NO ONWARD CHAIN – A modernised three-bedroom semi-detached house situated in a convenient position, close to the local first school and shops with a Garage, Garden and No Onward Chain.

- No Onward Chain
- Garage
- New Combi Boiler
- New Bathroom
- Potential to Extend (Subject to Necessary Planning Permission)
- Recently Redecorated Throughout
- Close to The Local First School & Amenities



The property comprises a semi-detached family home, of traditional brick construction with rendered elevations under a tiled roof with the benefit of uPVC double glazing (all bar one window) and gas central heating. The house has been modernised by the current owners, with the installation of a new combi boiler, new bathroom, redecoration throughout and overhaul of the Kitchen. The house is well situated with potential to extend, and is must be viewed to be appreciated.

The accommodation in brief comprises, door into Entrance Hall, under stairs storage cupboard. Living Room/Dining Room; double aspect, feature fireplace with flue and hearth in readiness for a wood burner to be fitted, sanded floors, ample room for a dining table. Kitchen/Breakfast Room; double aspect, door to rear garden, door to under stairs pantry cupboard, a good range of painted wooden fitted cupboards and drawers under a granite effect rolled edge worktop with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space for electric or gas oven, space and plumbing for a washing machine, space and plumbing for dishwasher, room for breakfast table. Stairs to first floor landing; hatch to roof space. Bedroom 1; aspect to front, with fitted wardrobe, views over the Henry Davey playing field and to the Quantock Hills in the distance. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Family Bathroom; with a

white suite comprising a panelled bath, with attractive multiboard surround, mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The garden is level and easily maintained, being laid to lawn with a shed, lean to store, l and pre-cast concrete Garage with up and over door. There is also potential to create off road parking.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is a garage at this property and on street parking nearby.

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:



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

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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