



Old Nursery Court

Watchet TA23 0NQ

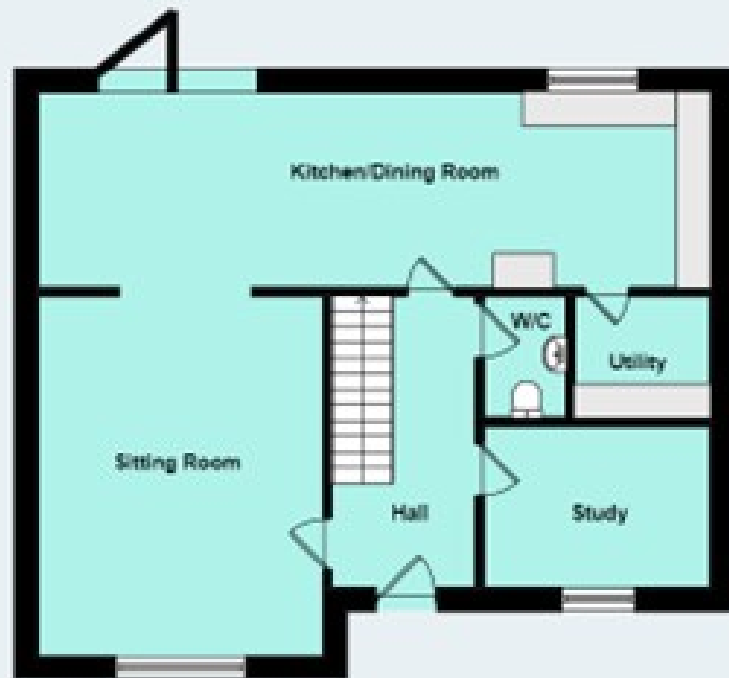
Price £399,000 Freehold



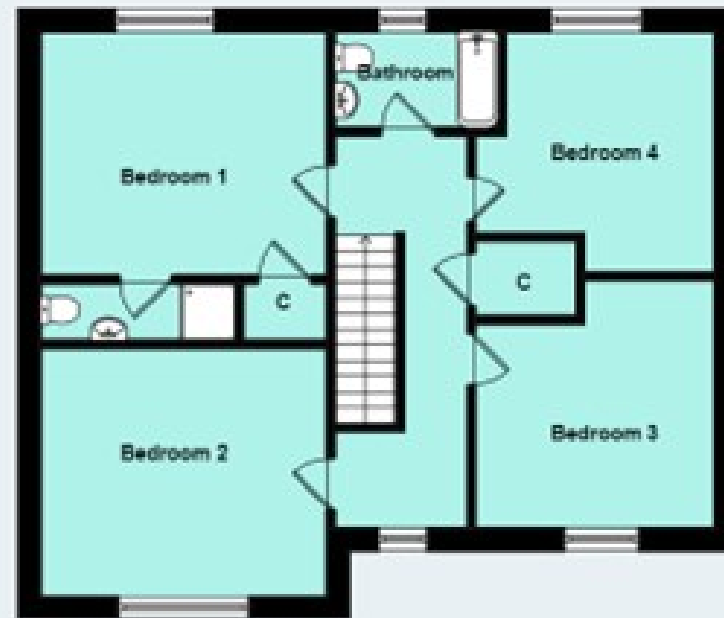
Wilkie May
& Tuckwood

Floorplan

Ground Floor



First Floor



Description

NEW HOME IN A BEAUTIFUL VILLAGE
LOCATION: approx. 1582 sq ft, high
specification, 4 double-bedroom
townhouse with an open plan
kitchen/dining area, and off road parking
for 2 cars.

- Ready to move into now
- Bosch air source heat pump with underfloor heating to ground floor
- Seperate Study
- 4 double bedrooms
- Luxury fixtures and fittings throughout
- Constructed by award winning developer tregenna group
- Energy Rating 'B'



One of only 9 properties on the boutique Wisteria Court development, Plot 1 is a spacious, 4 double-bedroom, terraced townhouse located in a popular West Somerset village of Washford. Premium fixtures and fittings together with a functional layout set over 2 floors create flexible homes with uncompromised quality. Built with sustainability in mind and featuring an air source heat pump, underfloor heating to the ground floor, highest quality appliances, sustainable building methods and materials, this home is set to guarantee lower energy costs throughout the year (anticipated energy rating 'B'). Plot 1 also has dedicated off-road parking for 2 cars and benefits from a practical front and rear garden access.

On the ground floor, a hall leads into a generous combined kitchen and dining room with bi-fold doors to the garden. The beautifully designed kitchen is fitted with a built-in oven and combination oven, fridge-freezer and dishwasher. The ground floor also includes a practical utility room, a WC and a separate study ideal for working from home arrangements. At the front of the property lies a spacious living room which benefits from the large windows necessary to do the rural views justice.

On the first floor, Wisteria Court's townhouses contain a master bedroom (complete with an ensuite) and three additional double bedrooms. Large windows are featured throughout to showcase the

beauty of Wisteria Court's countryside setting. There is also a large bathroom and a linen closet on the first floor.

To the rear, the property offers a good-sized garden with limestone patio and feather board fencing. External tap, power point and PIR lighting are included with this property and form part of the high specification standard. This home is built using traditional block construction with rendered elevations.

The property comes with a Build-Zone 10-year structural warranty, which covers the policy holder against building defects and any structural defects in design, workmanship, materials and components to the home.

Agent's Note: A service charge will be put into place to cover the maintenance costs of the landscaped communal areas.

ACCOMMODATION:

Kitchen/Dining Room 9.5m x 3m

Utility Room 2.1m x 1.8m

WC 1.8m x 1.1m

Living Room 5.4m x 4m

Study 2.5m x 3.2m

Master Bedroom 4m x 3.7m

En-suite 3m x 1m



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** New Build

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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