



Belle-Vue

Watchet TA23 0NP

Price £325,000 Freehold

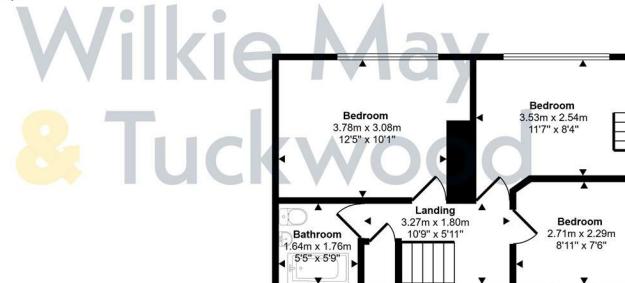


Wilkie May & Tuckwood

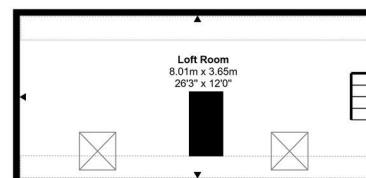
Floorplan



Ground Floor
Approx 77 sq m / 827 sq ft



First Floor
Approx 40 sq m / 427 sq ft



Second Floor
Approx 29 sq m / 315 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.

Description

A well presented semi detached family home, situated in a quiet cul-de-sac with solar panels, solar thermal, large gardens and excellent potential to extend (STPP).

- **Semi-Detached**
- **Garage & Off Road Parking**
- **Well Presented Throughout**
- **Generous Plot**
- **Viewings Recommended**

The property comprises an ex-local authority semi detached family home of traditional brick construction with rendered elevations under a tiled roof. The house is heated by modern infra red wall mounted panel heaters, with the costs offset by the solar panels, which together with the solar thermal hot water panels and wood burner make for very low energy costs. The house sits on a generous plot with a number of vegetable beds, a very unique garden room, and overall there is excellent potential to extend and modernise this house into a large family home. Viewings are strongly advised.

The accommodation in brief comprises; half glazed uPVC door into Entrance Porch; with a tiled floor, part glazed solid wooden door into Entrance Hall; with understairs storage cupboard. Living Room; with double aspect, wood effect laminate flooring, wood burner inset into chimney breast with slate hearth. Dining Room; with aspect to rear, wood effect laminate flooring, French doors to the rear garden, Wood Warm multi fuel burner inset into chimney breast with slate tiled hearth. Kitchen; with aspect to front, built in pantry cupboard, a mix of white and open fronted cupboards under a solid oak worktop with inset stainless steel sink and drainer, mixer tap over, space for electric cooker, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space for tall fridge-freezer, door to rear lobby. Door into Downstairs Shower Room; with corner shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin with tiled splashback, heated towel rail.

Stairs to the first floor Landing; with window enjoying far reaching views over the surrounding farmland, airing cupboard housing hot water cylinder with immersion switch. Bedroom 1; with aspect to rear. Bedroom 2; with aspect to rear and pine fold down ladder to the Loft Room; which is insulated, carpeted, has good eaves storage power points and two Velux windows with far reaching views. Subject to any necessary planning permissions or building regulations, this room could quite easily be converted into a permanent and superb principle bedroom. Bedroom 3; with aspect to front, again enjoying far reaching views. Bathroom; with tiled floor, tiled walls, white suite comprising panelled bath, mixer shower attachment over, WC, wash basin.

The front of the property enjoys a good, sized garden which is much larger than average with a Tarmacadam driveway affording off road parking for three-four vehicles. There is access into the Garage; with double doors, power and lighting. A potting shed, low level vegetable beds and numerous fruit trees are all situated the front. To the rear of the property there is an enclosed garden with an established apple tree, a paved seating terrace and access to a garden store. Within the garden, there is a bespoke built timber "hobbit-style" cabin with grass seeded roof which will remain with the property and benefits from power and lighting and would make an excellent studio or children's playroom.



OUTSIDE:



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk **Reservoirs:** XXX **Groundwater:** XXX. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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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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