



## Copse Close

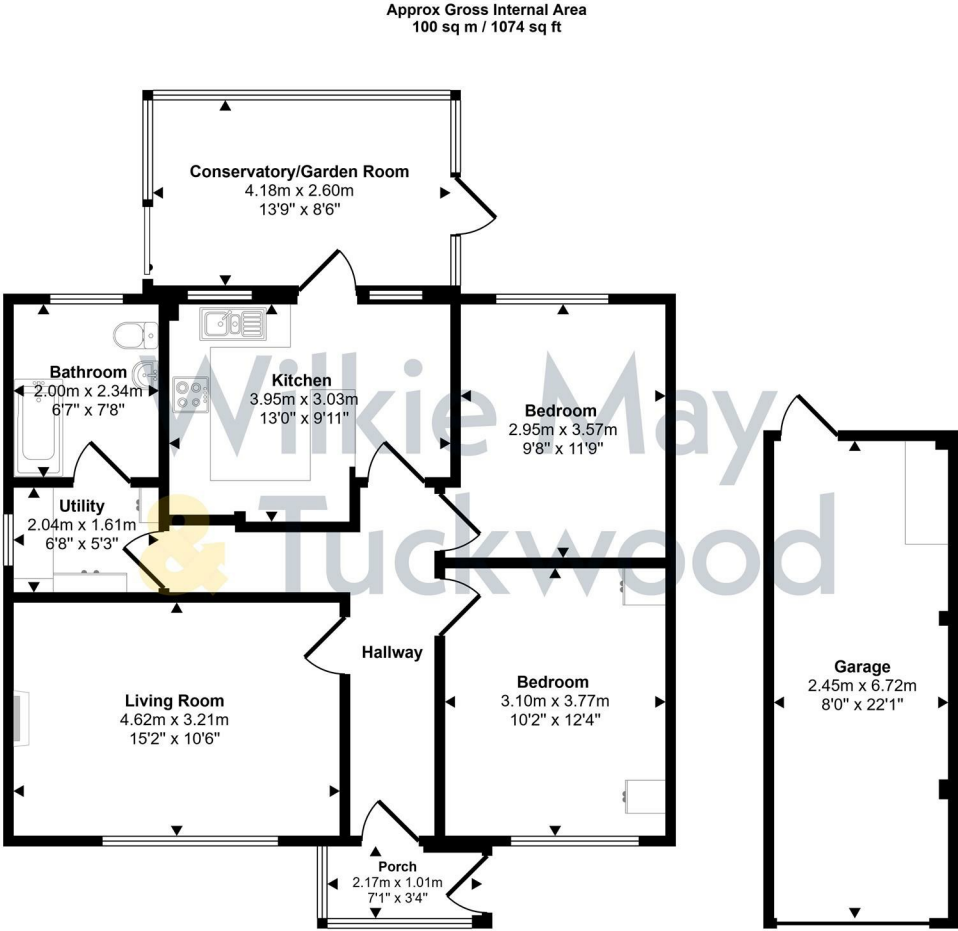
Watchet TA23 0HW

Price £250,000 Freehold

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Wilkie May  
& Tuckwood

# Floorplan



Floorplan  
Approx 83 sq m / 896 sq ft

Garage  
Approx 16 sq m / 177 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

**A detached two bedroom bungalow with south facing gardens and far reaching views over the Bristol Channel to the Welsh Coastline with No Onward Chain.**

- No Onward Chain
- Garage & Off Road Parking
- South Facing Gardens
- Views to The Bristol Channel
- Gas Fired Central Heating
- uPVC Double Glazing



The accommodation in brief comprises; half glazed uPVC door into Entrance Porch; wood effect laminate flooring. Half glazed uPVC door into Entrance Hall; wood effect laminate flooring, hatch to loft space. Living Room; with aspect to front enjoying far reaching views to the Bristol Channel. Kitchen/Breakfast Room; with aspect to rear, a range of white shaker style cupboards and drawers under a wood effect laminate worktop with inset 1 ½ bowl stainless steel sink and drainer with mixer tap over, fitted electric oven with four ring hob and extractor hood over, space for under counter fridge, space and plumbing for dishwasher. Door into Conservatory/Garden Room; with aspect to rear, wood effect laminate flooring, power points. Bedroom 1; aspect to front enjoying views to the Bristol Channel. Bedroom 2; aspect to rear. Utility Room; with tiled floor, aspect to side, space and plumbing for washing machine, built in storage cupboards, wall mounted Vaillant combi boiler for central heating and hot water. Door into Bathroom; with tiled floor and part tiled walls, white suite comprising panel bath, fitted electric Triton shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

OUTSIDE: The property has South facing rear gardens enjoying a private aspect with an immediate patio area leading to the Garage; with a personal door at the rear, power, lighting and up and over door to the front. The rear garden is terraced and enjoys a very sunny aspect with a number of established shrubs and a timber shed. To the front of the property, there is off road parking for 3-4 vehicles and a garden laid to lawn.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.



Parking: There is a garage and off road parking at this property.

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](https://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: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: [flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.



## 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

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 29th January 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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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