



Copse Close

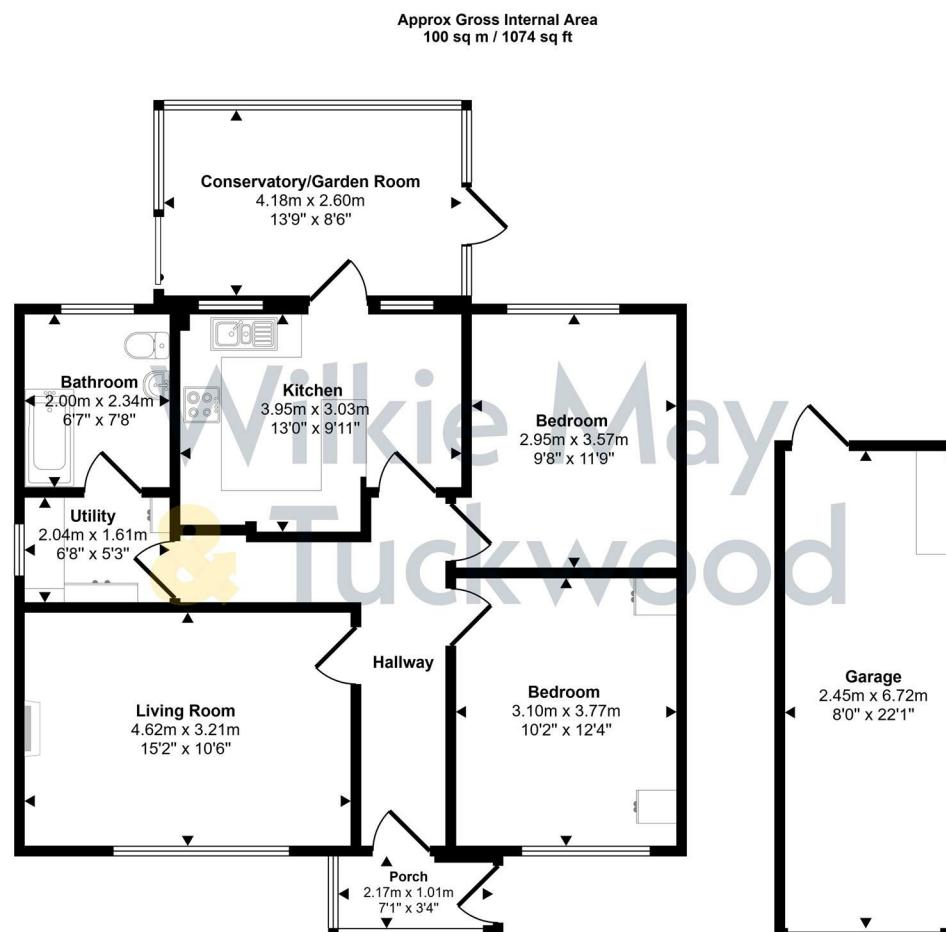
Watchet TA23 0HW

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

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

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

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.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: C

Local Authority:

Leisure: Freehold

GENERAL REMARKS AND STIPULATIONS:

