



Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
Very energy efficient - lower running costs (A)	Very environmentally friendly - lower CO ₂ emissions (A)
Energy efficient (B)	Environmentally friendly (B)
Decent (C)	Decent (C)
Needs improvement (D)	Needs improvement (D)
Below average (E)	Below average (E)
Poor (F)	Poor (F)
Very poor (G)	Very poor (G)

Price: £210,000

Woodland Road, Watchet | Somerset | TA23 0HH

Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage, mains gas fired central heating.

Council Tax: B

GENERAL REMARKS AND STIPULATION

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, references 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 or give any representations or warranties 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 warranties whatsoever 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2016. 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 '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. 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. **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.

What every attempt has been made to ensure the accuracy of the floorplan created from measurements of doors, windows, stairs and appliances taken on site. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their reliability or efficiency (see EPC).

Made with HergoX 6/2020

GROUND FLOOR 54.8 sq.m. (596 sq.ft.) approx.

1ST FLOOR 40.6 sq.m. (437 sq.ft.) approx.

TOTAL FLOOR AREA: 95.4 sq.m. (1027 sq.ft.) approx.





DESCRIPTION: The property comprises an ex-local authority family home built of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property will be found in excellent order throughout and has been well maintained and greatly improved by the current owner and enjoys attractive front and rear gardens and off road parking.

The accommodation in brief comprises; uPVC double glazed door into Entrance Hall; wood effect laminate flooring, window with aspect to side, cupboard under stairs, telephone point. Door into Living Room; with wood effect laminate flooring, aspect to front, TV point, open fire place (currently not used). Kitchen/Dining Room; with terracotta style ceramic tiled floors, modern shaker style kitchen comprising a range of cream cupboards and drawers under a solid wood worktop with inset Belfast sink, tiled splash backs, space for electric cooker with extractor fan over, space and plumbing for slimline dishwasher, space for under counter fridge, ample room for dining table, original pantry with stone cold shelf. Airing cupboard housing modern foam lagged cylinder with immersion switch. Door into Conservatory; ceramic tiled floor to match the kitchen, electric tubular heater, aspect to rear overlooking attractive gardens. Door from Kitchen/Dining Room to inner hall. Downstairs WC; ceramic tiled floor, low level WC, wash hand basin with tiled splash back, wall mounted Alpha boiler for gas central heating. Door to rear lobby. Door to downstairs Shower Room; recently refitted with multi panel walls, shower cubicle with electric Triton shower over, extractor fan, electric heated towel rail. Stairs to first floor landing from Entrance Hall; window with aspect to side, hatch to roof space, storage cupboard. Bedroom 1; with aspect to rear overlooking attractive gardens, built in wardrobe with wood slat shelving. Bedroom 2; aspect to front with distant views to the Quantock Hills, built in recessed wardrobe. Bedroom 3; aspect to front, built in wardrobe over stairs recess. Family Bathroom; which has recently been refitted comprising modern white suite with multi panel walls, panelled bath with electric Triton shower over, pedestal wash basin, low level WC.

OUTSIDE: To the front of the property there is an off road parking space for one vehicle access via 5 bar timber gates, with an adjacent lawned garden and attractive planted borders. A side walk way leads to the stable door and rear gardens which again are attractive and enjoy a high degree of privacy and a sunny aspect and are laid to lawn with planted borders, incorporating a pond, seating area, metal shed and raised vegetable patches. There is also a good sized utility/store with power and lighting.

DIRECTIONS: From our office in Swain Street turn left. At the T Junction turn left onto Brendon Road following the road for approximately 100 metres. Then turn right onto St Decumans Road and then an immediate left onto South Road and continue along this road for approximately a quarter of a mile as it merges into Woodland Road where the house will be found a short distance along on the right hand side

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, butchers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



A beautifully presented and well maintained 3 bedroom semi-detached family home with off road parking, gardens and conservatory

ACCOMMODATION [All measurements are approximate]

Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Downstairs WC, Downstairs Shower Room

Stairs to first floor

Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

Gardens, Parking