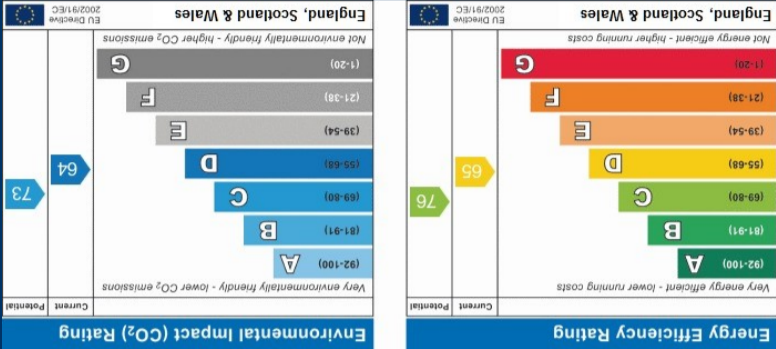


IMPORTANT NOTICE: Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017. 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.



Council Tax: A

Gas fired central heating.

Mains water, mains electricity, mains drainage,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £227,500

10 Quantock Road  
Watchet | TA23 0DY





**DESCRIPTION:** The property comprises a terraced ex-local authority family home built of traditional brick construction with rendered elevations under a tiled roof situated in a convenient position within easy walking distance of nearby amenities and the local first school. The house will be found in good order throughout and would make an ideal family home with the benefit of off road parking, 2 bathrooms, a large double garage and landscaped gardens laid to astro lawn.

The accommodation in brief comprises; The accommodation in brief comprises; glazed uPVC door into Entrance Hall. Door into Sitting Room; aspect to front, bay window, electric coal effect fireplace (gas point available). Door into Kitchen/Dining Room; cupboard under stairs. Ground floor Shower Room; with ceramic tiled floor, shower cubicle with Mira thermostatic mixer shower over, wash hand basin, tiled splashback, extractor fan. Kitchen; with ceramic tiled floor, excellent range of wooden fronted cupboards and drawers under a granite effect rolled edge worktop with 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, eye level Stoves electric double oven, 4 ring Stoves gas hob with extractor fan over, aspect to rear, space and plumbing for washing machine, space for under counter fridge, integrated Hygena dishwasher, cupboard housing Worcester combi boiler for central heating and hot water, ample room for dining table. Dining area; currently utilised as a second seating area. Stairs to first floor half landing. Sliding door into Bathroom; with white suite comprising panelled bath with mixer shower attachment over, part tiled walls, pedestal wash basin, low level WC. Landing; with fitted linen cupboard. Bedroom 1; aspect to rear, sliding door to under stairs cupboard. Bedroom 2; aspect to front with fitted original cast iron Victorian fireplace. Bedroom 3; aspect to front. Staircase from landing to loft conversion Bedroom 4; with Velux window, eaves storage and distant views to the Bristol Channel, Steep Holm and Flat Holm.

**OUTSIDE:** To the front of the property there is off road parking via a concrete driveway for 1 vehicle. To the rear there is an immediate block paved seating area with picket fence leading into further garden with central block paved pathway with low maintenance astro turf lawn, planted borders leading to the substantial double Garage; with uPVC glazed door, window, power and lighting, and roller door with further parking available in front.

**DIRECTIONS:** From our office in Swain Street proceed up to the Railway Bridge and turn left onto Brendon Road, which becomes South Road, and then leads into Doniford Road. Take the first right hand turn into Liddymore Road and then take your second right hand turn into Quantock 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, 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, butchers, 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 well presented and very spacious extended 4 bedroom family home with off road parking, double garage and easily maintained garden.**

**ACCOMMODATION** *[All measurements are approximate],*

Entrance Hall, Sitting Room , Kitchen/Dining Room , Ground floor Shower Room

Stairs to First Floor, Bathroom, Bedroom 1, Bedroom 2, Bedroom 3

Stairs to Second Floor, Bedroom 4

Garage, Gardens