

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

HIGHGROVE

18d St. Decumans Road, Watchet, Somerset, TA23 0AT



Highgrove

A stunning detached three-bedroom family home, situated in a commanding position above the town with uninterrupted sea views and No Onward Chain.

The property comprises an executive detached house constructed by local builders Heigard Developments in 2021 of traditional brick and block construction with K Rendered elevations under a slate roof with the benefit of air source heating, solar panels and an electric car charging point. The current owners have run the property as a very successful holiday let with an excellent track record of bookings. They are willing to sell the property as a going concern with all the quality interior and exterior fixtures and fittings subject to separate negotiation. The house is listed with devoncottageswithhottubs.co.uk

ACCOMMODATION



The accommodation in brief comprises; Door into large **Entrance Hall**; with engineered wooden flooring, storage cupboard, under stairs storage cupboard. **Downstairs WC**; with tiled floor, low level WC, wash basin. **Utility Room**; with flooring to match the hallway, cupboards to match the kitchen, composite slimline worktop with inset stainless-steel sink and drainer mixer tap over, space and plumbing for a washing, space for a tumble dryer, storage cupboard.

Living Room; with a double aspect, flooring to match the hallway. **Kitchen/Dining Room**; with 4.8m bi-fold doors to the patio, uninterrupted sea views across the Bristol Channel to the Welsh Coastline, a good range of coloured cupboards and drawers under a slimline composite marble effect worktop, matching up stands, inset one a half bowl sink with mixer tap over, two eye-level Bosch electric ovens, integrated fridge/freezer, four ring induction hob with integrated extractor, ample room for a dining table, wine cooler, integrated dishwasher.



1st Floor –

Stairs to the landing, hatch to the roof space, airing cupboard housing a stainless-steel cylinder.

En-Suite Bedroom One; with bi-fold doors onto the balcony, uninterrupted sea views to Bristol Channel, Lighthouse, and Harbour. Sliding pocket door into En-Suite Shower Room; tiled floor, tiled walls, shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail. **Bedroom Two;** aspect to front. **Bedroom Three;** aspect to rear again enjoying sea views. **Family Bathroom;** with tiled walls and floor, four piece suite comprising a roll tap bath with mixer shower attachment, shower cubicle with thermostatic mixer over, low level WC, wash basin, heated towel rail.



OUTSIDE

The property has off road parking for two vehicles on a gravelled driveway. There is a side garden terraced over two levels, enclosed by an attractive stone wall and laid to lawn. To the rear of the house there is a landscaped paved patio with a hot tub taking in the interrupted views.

DIRECTIONS

What3Words: ///distracts.regarding.faced

ADDITIONAL INFORMATION

Council Tax Band: Not currently payable. Currently assessed for Business Rates.

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is off road parking at this property.

Warranty: The property benefits from the remainder of the original 10-year Build Zone Warranty.

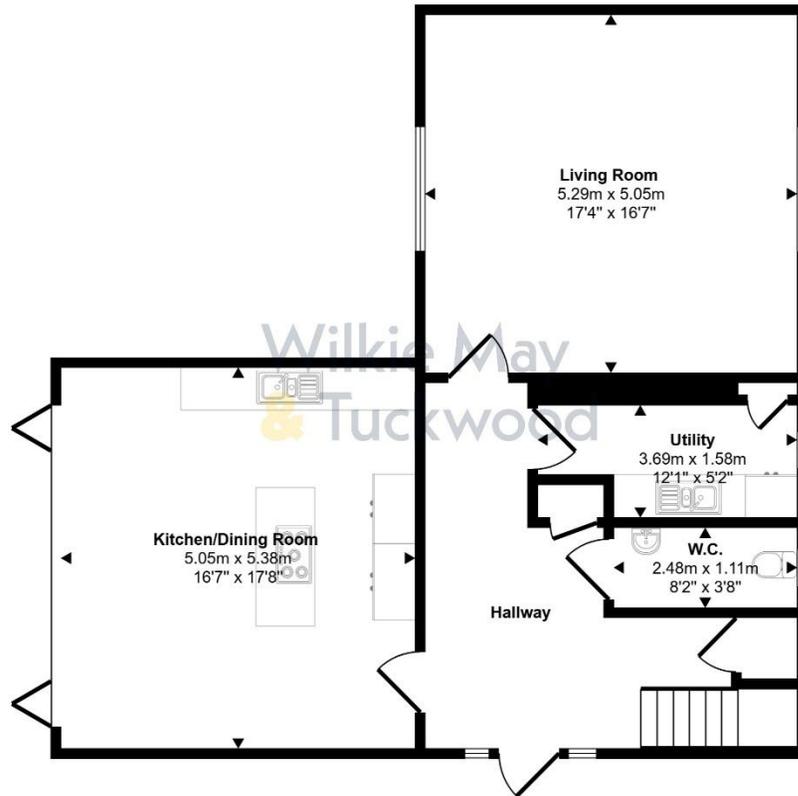
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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

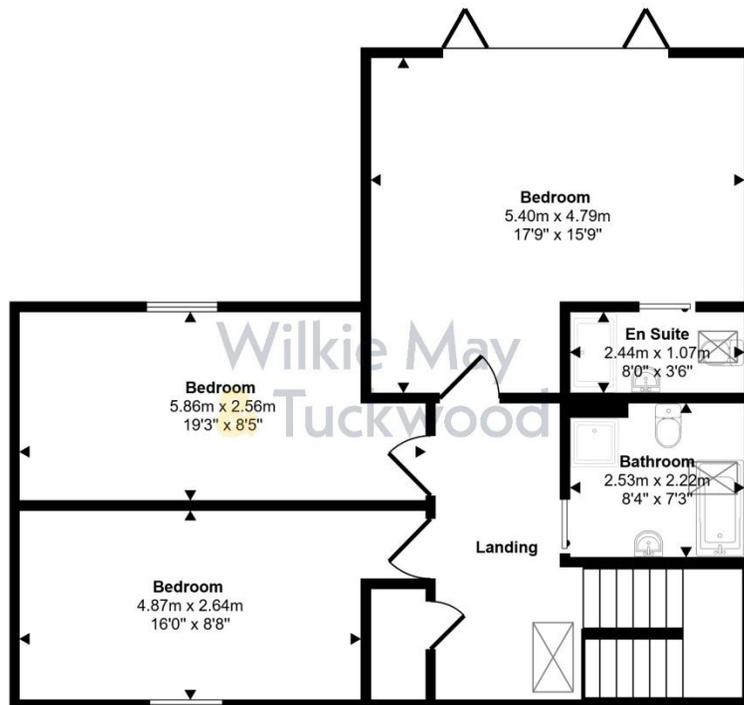
Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



Ground Floor
Approx 83 sq m / 891 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.



First Floor
Approx 76 sq m / 821 sq ft

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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. 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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