





**Helwell Street**

Watchet TA23 0FB

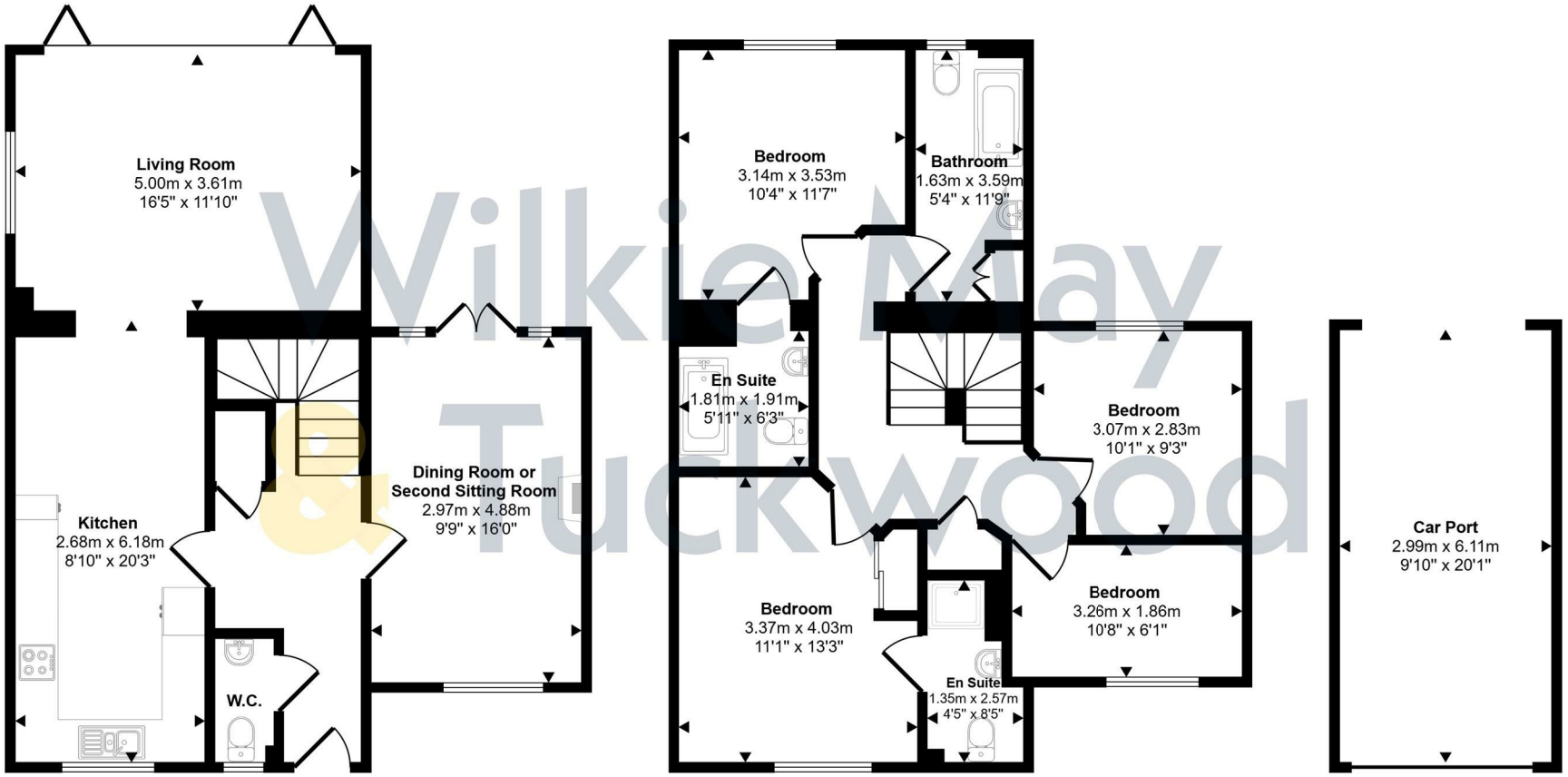
Price £415,000 Freehold

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Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area
148 sq m / 1588 sq ft




Ground Floor
**Approx 65 sq m / 697 sq ft**

First Floor
**Approx 64 sq m / 694 sq ft**

Car Port
**Approx 18 sq m / 197 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.

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# Description

**An extended and highly individual detached four bedroom, three bathroom, modern family home with off road parking, and attractive landscaped gardens situated adjacent to the Bristol Channel and Heritage West Somerset Steam Railway Line.**

- 4 Bedrooms, 3 Bathrooms & Separate WC
- 2 Sitting Rooms
- Immaculate Throughout
- Energy Efficient
- Off Road Parking and Car Port

The property comprises a detached (linked by the car port only) family home built of traditional brick and block construction with K rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The current owners have built a sizeable two storey extension, now providing a comfortable and individual home with flexible living accommodation.

The accommodation in brief comprises; part glazed door into Entrance Hall with porcelain tiled floor, large under stairs storage. Downstairs WC; low level WC, pedestal wash basin, tiled splashback. Door into Second Sitting Room; double aspect, solid oak tongue and groove flooring, patio doors to rear garden, modern wood burner style living flame gas Eco fire inset into chimney breast with slate tiled surround and slate hearth, TV point. Kitchen/Dining Roo/Sitting Room; double aspect, porcelain tiled floor to match Entrance Hall, bi-fold door with integrated blinds to the rear garden, modern fitted white kitchen comprising a range of high gloss cupboards and drawers under a wood effect worktop with matching upstands, eye level electric oven, four ring gas hob with extractor fan over, inset 1 and a 1/2 bowl stainless steel sink and drainer with mixer tap over, space for tall fridge/freezer, integrated dishwasher, breakfast bar, ample room for dining table in the sitting area.

Stairs to first floor landing, hatch to roof space, window to landing, linen cupboard, door into Bedroom (En-Suite); aspect to front, built in wardrobe with sliding doors, door into En- Suite shower room with modern white suite comprising low level shower tray with electric shower over, light and shaver point, wash basin with tiled splashback, low level W.C. Bedroom (En-Suite); aspect to rear, door into Bathroom; with full sized bath, tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Bedroom; aspect to rear. Bedroom 4; aspect to front. Family Bathroom with white suite comprising panelled jacuzzi bath, with tiled surround, thermostatic mixer shower over, low level W.C, pedestal wash basin with tiled splashback, light and shaver point, heated towel rail, utility cupboard with space and plumbing for a washing machine and tumble dryer.

OUTSIDE: To the front of the property there is a tarmacdam driveway providing off road parking, with a further double car port with electric roller door. Behind the car port is a private working garden space suitable for implement storage. The landscaped gardens are approached via the large bifold doors, and are laid to artificial grass, and tiles with planted borders. There is a decking seating area, and a further surprisingly spacious area with table and chairs again laid to tiles.

SERVICE CHARGE: The property is subject to an annual service charge payment of £157.39 for the maintenance of communal areas and private road ways.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is 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.

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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.















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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.

**Tel: 01984 634793**

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