



Brendon Road

Watchet TA23 0AX

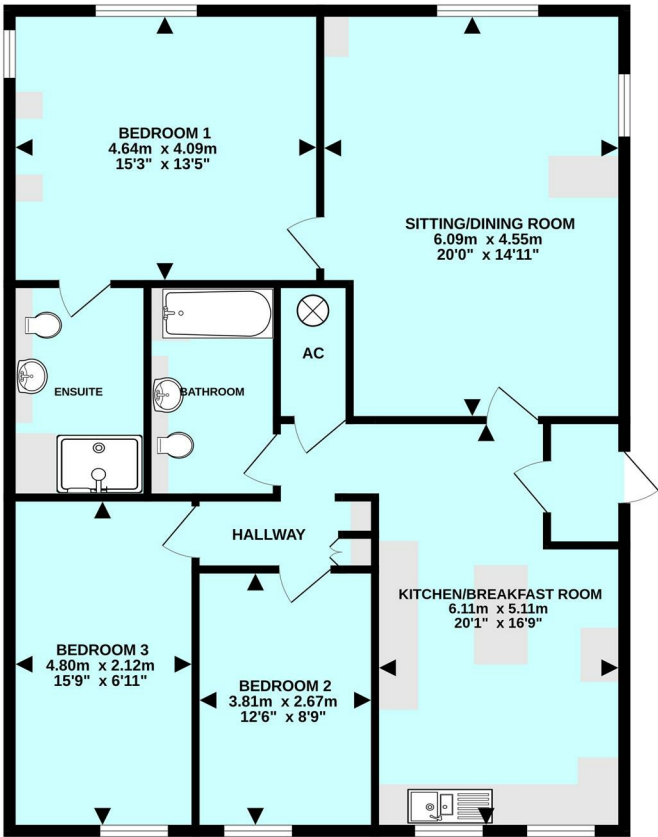
Price £299,950 Leasehold



Wilkie May
& Tuckwood

Floorplan

GROUND FLOOR



Made with Metropix ©2023

Description

An individual ground floor apartment with private gardens, ample parking and over 1300sq ft well-presented accommodation.

- Investment Opportunity
- Three Bedrooms – One En-Suite
- Private Gardens & Parking
- Distant Sea View
- No Onward Chain



The accommodation in brief comprises; uPVC stable door into Entrance Porch; Ideal logic boiler for central heating and hot water, part glazed door into Kitchen/Breakfast Room; aspect to side, hand made remodelled kitchen comprising an excellent range of shaker style cupboards and drawers under a wood affect worktop, matching upstands, with inset one and half bowl ceramic sink and drainer, mixer tap over, space and plumbing for a washing machine, Belling dual fuel range cooker, with extractor fan over, integrated AEG dishwasher, space for American style fridge/freezer, integrated recycling unit, pantry cupboard, central island with storage under and granite style worktop, matching glazed fitted full height display cabinets. Sitting Room/Dining Room; double aspect, with French doors to gardens, Tv point, telephone point. En-Suite Master Bedroom; double aspect, chimney aspect with attractive brick arch, inset light, door into En-Suite Shower Room; with large low level shower tray, thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, light and shaver point, heated towel rail. Rear Hall; from Kitchen; walk in airing cupboard, modern hot water cylinder with immersion switch. Bedroom 2; aspect to side, (partition wall dividing Bedrooms 2 & 3 which could be removed to create one larger bedroom). Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panelled bath, mixer shower over, low level WC, wash basin, and heated towel rail.

OUTSIDE: The property has the benefit of a pea gavelled driveway immediately adjacent to the property providing off road parking for 2/3 vehicles. The gardens wrap around the apartment and are fully enclosed by walls and picket fencing and are attractively planted. There are two timber sheds both with power and an outside power point and tap.

EXISTING TENANCY – The property is currently let with the tenant paying £1,000pcm. The owners are offering the property as in investment opportunity in the first instance.



MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Leasehold with a one third share of the Freehold. (No service or management charge)

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services:

Local Authority:

Property Location: Council Tax Band: B

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

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

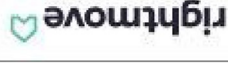
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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, 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 warranties 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 or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 13th February 2026. 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.

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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