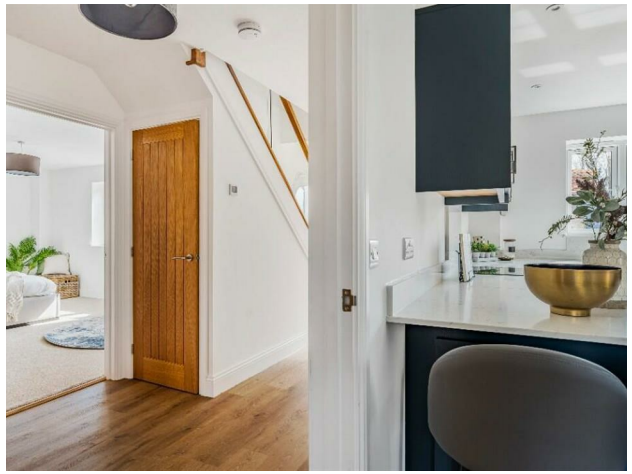

Old Nursery Court

Watchet TA23 0NQ

Price £480,000 Freehold

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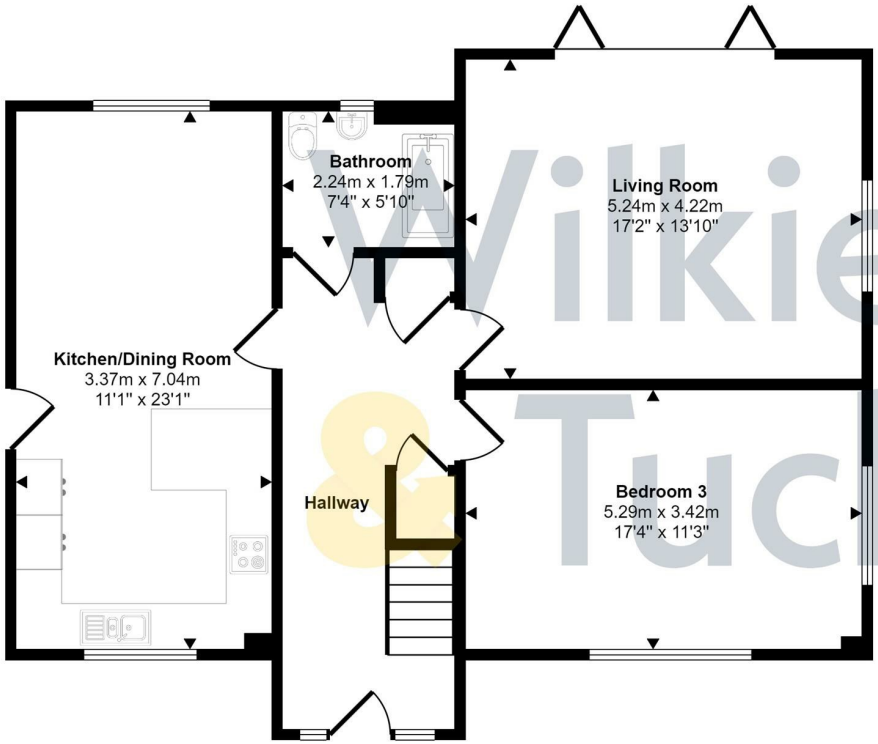
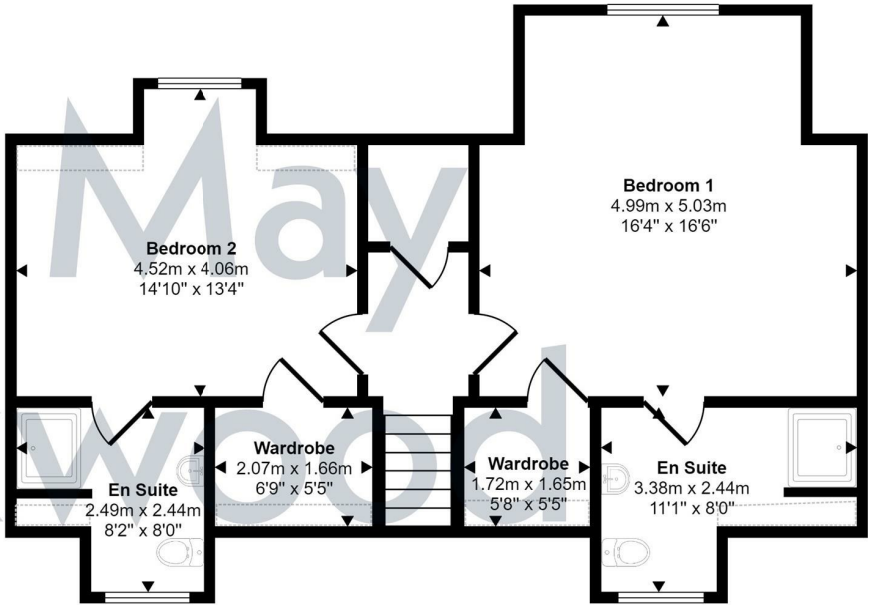
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
152 sq m / 1631 sq ft



Ground Floor
Approx 85 sq m / 917 sq ft



First Floor
Approx 66 sq m / 715 sq ft

Denotes head height below 1.5m

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.

WM&T

Description

NEW HOME IN A BEAUTIFUL VILLAGE LOCATION: approx. 1600 sq ft, high specification, flexible 3 double-bedroom, chalet bungalow with an open plan kitchen/dining area, detached garage and private parking.

- Ready To Move In To Now
- Energy Rating "A"
- Bosch air source heat pump with underfloor heating to ground floor
- Newly constructed footpath connecting to the village
- 3 double bedrooms 1 on the ground floor and 2 on the first floor
- Fully equipped ground floor bathroom and 2 en suites
- Luxury fixtures and fittings throughout

On the ground floor, a hall leads into a spacious, combined kitchen and dining room with side access doors to the garden.

The beautifully designed kitchen is fitted with a built-in oven and combination oven, fridge-freezer and dishwasher.

The ground floor also includes a convenient double bedroom which can be flexibly used as a hobby room or a study as well as a fully equipped bathroom with a shower over bath, sink and WC.

At the rear of the ground floor lies a spacious living room which benefits from triple aspect bi-fold doors to the garden.

Convenient storage spaces are located under the stairs and next to the bathroom.

On the first floor, this Wisteria Court's chalet bungalow contains a master bedroom (complete with an ensuite) and an additional double bedroom (also complete with an en-suite). Large windows are featured throughout to showcase the beauty of Wisteria Court's countryside setting. There are also dressing room spaces to the first floor bedrooms.

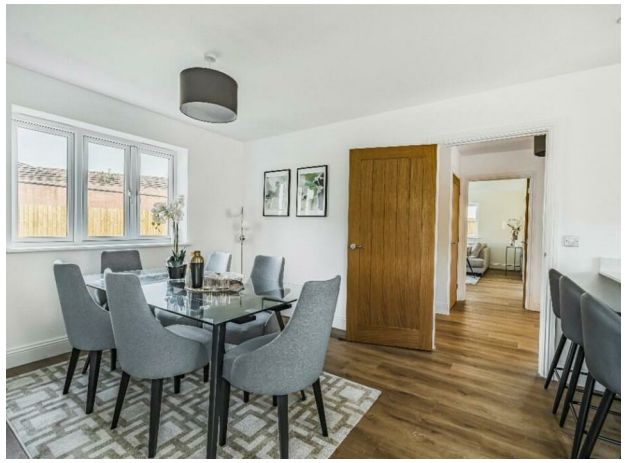
To the rear, the property offers a good-sized garden with limestone patio and feather board fencing. External tap, power point and PIR lighting are included with this property and form part of the high specification standard.

The property comes with a Build-Zone 10-year structural warranty, which covers the policy holder against building defects and any structural defects in design, workmanship, materials and components to the home.

Agent's Note: A service charge will be put into place to cover the maintenance costs of the landscaped communal areas. CGI images are used in this brochure.

ACCOMMODATION: Kitchen/Dining Room 7.2m x 3.4m Living Room 5.3m x 4m Bedroom 3 5.3m x 3.6m Bathroom 2.3m x 2.5m Master Bedroom 5.2m x 5.1m En-suite 3.5m x 2.4m Bedroom 2 4.7m x 3.5m En-suite 3.4m x 2.4m

GENERAL REMARKS AND STIPULATION: Tenure: The property is offered for sale Freehold by private treaty Services: Mains water, mains electricity, mains drainage. Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: E

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 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 16th October 2026. 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE