





Helwell Green

Watchet TA23 0EL

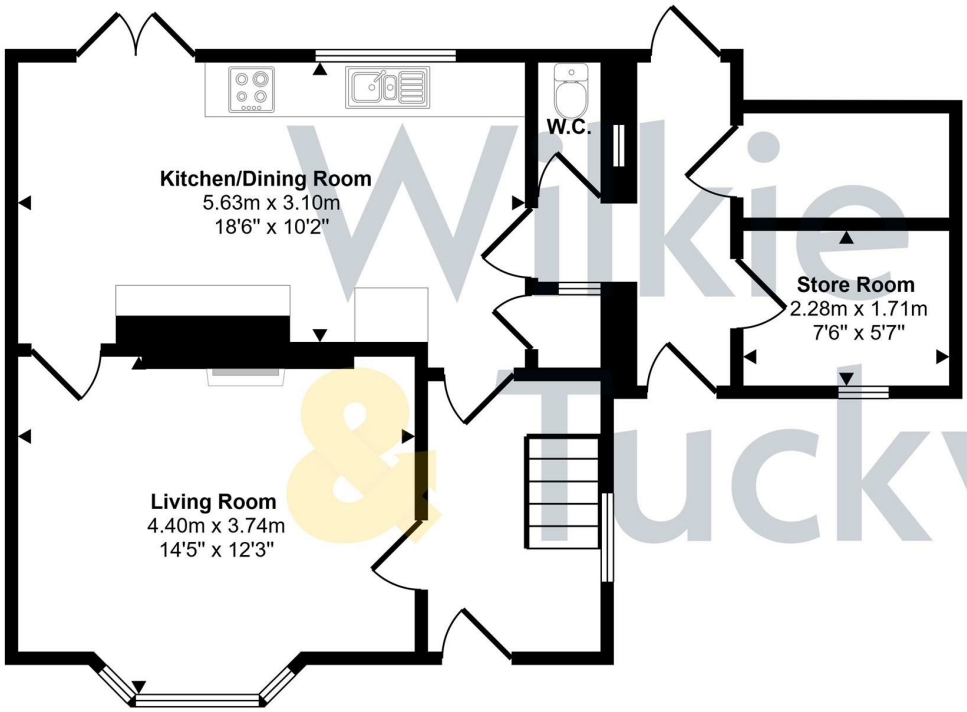
Price £285,000 Freehold

4	2	1	C
			EPC

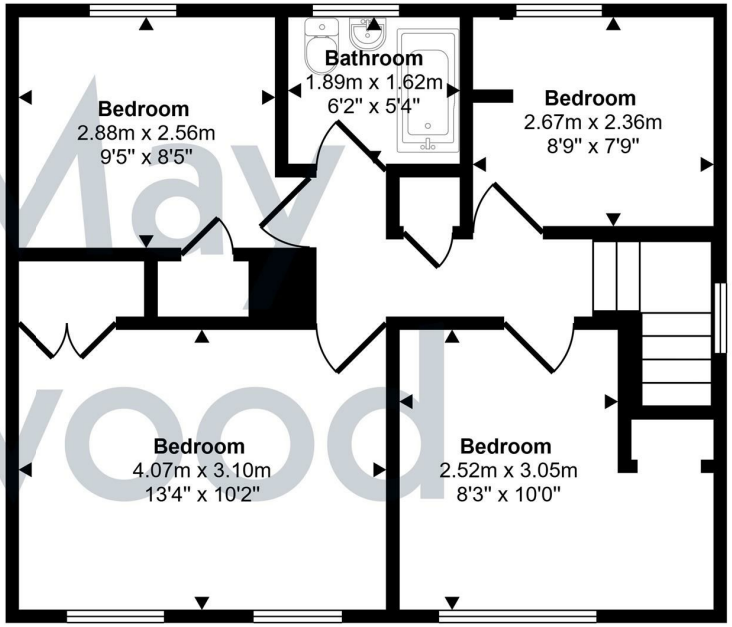
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
107 sq m / 1147 sq ft



Ground Floor
Approx 56 sq m / 601 sq ft



First Floor
Approx 51 sq m / 547 sq ft

Wilkie May & Tuckwood

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

An immaculately presented and spacious four bedroom end of terrace family home, situated in a convenient position close to the local first school and amenities.

- End of Terrace
- 4 Bedrooms
- Immaculate Throughout
- Cabin
- Convenient Location

The property comprises an end of terrace ex-local authority family home, built of traditional brick construction, under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property will be found in excellent order throughout and benefits from a sizeable log cabin in the garden which can be used for a variety of purposes.

The accommodation in brief comprises; Part glazed uPVC door into the Entrance Hall; under stairs storage. Living Room; with bay window, aspect to front, wood effect laminate flooring, feature cast iron fireplace. Part glazed door into the Kitchen/Dining Room; with aspect to the rear, ample room for a dining table, fitted kitchen comprising a range of grey high gloss cupboards and drawers under a rolled edge worktop with a fitted electric oven, four ring gas hob, extractor hood over, space for tall fridge/freezer, space and plumbing for washing machine, pantry cupboard, door to rear lobby, Downstairs WC; iDeal boiler for central heating and hot water, door into Freezer Room; door into Storeroom. Doors to front and rear.

Stairs to the first floor landing; hatch to roof space, linen cupboard with wood slat shelving. Bedroom One; with aspect to front and built-in recessed wardrobe. Bedroom Two; aspect to front. Bedroom Three; aspect to rear with single built-in recessed wardrobe. Bedroom Four; aspect to rear. Family Bathroom; with white suite comprising a panelled bath, multi panel surround, thermostatic mixer shower over, low-level WC, wash basin inset into vanity unit, heated towel rail.

OUTSIDE: To the front of the house, the garden is laid to chipping for ease of maintenance, with scope to create off road parking (subject to any necessary planning permissions). To the rear of the house there is an enclosed garden laid to patio and lawn, with a log cabin which is insulated, plaster boarded and has an electric supply and would make an ideal work space or overflow accommodation. There is also a shed and both hot and cold outside taps.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no 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

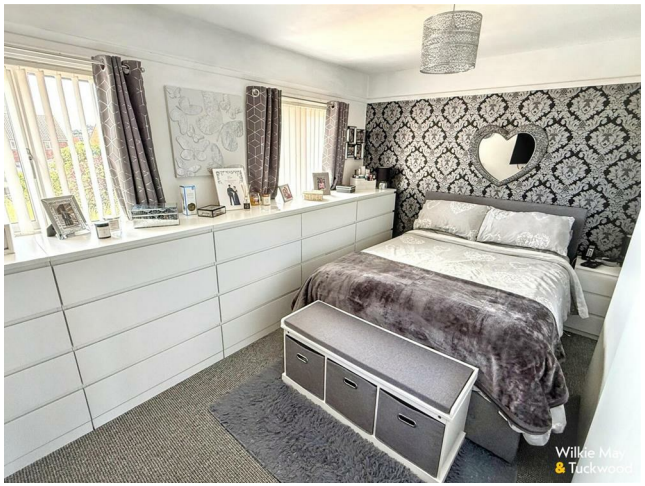
Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

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
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.











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 28th 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

The Property Ombudsman

rightmove

WM&T