





Dawes Avenue

Watchet TA23 0FR

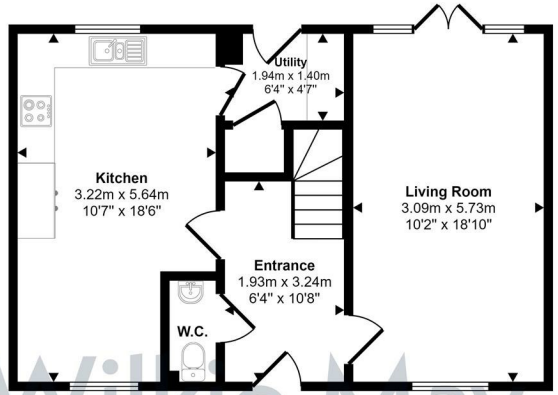
Price £425,000 Freehold

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Wilkie May & Tuckwood

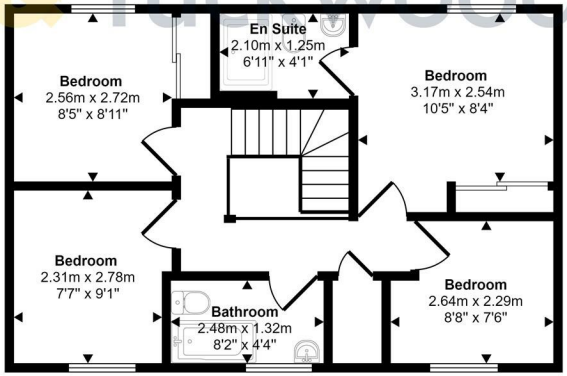
Floorplan

Approx Gross Internal Area
97 sq m / 1048 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft

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First Floor
Approx 48 sq m / 522 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 almost new, four bedroom, two bathroom detached family home, situated in a convenient position with double Garage and south facing gardens.

- Nearly New Family Home
- En-Suite Master Bedroom
- Double Garage
- Off Road Parking
- EV Charging Point
- Remainder of Original 10 Year Warranty
- South Facing Garden
- Gas Fired Central Heating

The property comprises a detached family home of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. Built by Messrs. Summerfield Homes, this plot has a double Garage, south facing gardens and the remainder of the original 10 year warranty

The accommodation in brief comprises; Door into spacious Entrance Hall.

Door into Downstairs WC; low level WC, wash basin.

Living Room; with double aspect, French doors out to the rear garden.

Kitchen/Dining Room; double aspect, good range of shaker style coloured cupboard and drawers under a granite effect rolled edge worktop, inset sink and drainer, mixer tap over, fitted electric eye level double oven, integrated fridge/freezer, integrated dishwasher, 4 ring induction hob with extractor hood over, ample room for dining table.

Door into Utility Room; cupboard under stairs, worktops and cupboards with space and plumbing for a washing machine and tumble dryer.

Landing; with large boiler cupboard, housing Ideal combi boiler for central heating and hot water, hatch to roof space.

En-Suite Bedroom; aspect to rear, far reaching views to the Quantock Hills, built in double wardrobe; door into En-Suite Shower Room; shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin.

Bedroom 2; aspect to rear, built in wardrobe. Bedroom 3; aspect to front. Bedroom 4; aspect to front.

Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has off road parking for two vehicles at the front with direct access to the Double Garage; with up and over doors, power and lighting and a car charging point. The rear gardens are enclosed and enjoy a south facing aspect having been laid to slabs and chippings for ease of maintenance.

ACCOMMODATION:

Entrance Hall

Downstairs WC

Living Room

Kitchen/Dining Room

Utility Room

Stairs to First Floor Landing

En-Suite Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Double Garage, Gardens & Parking.

MATERIAL INFORMATION:











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 20th November 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.

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