





Brendon Road

Watchet TA23 0AU

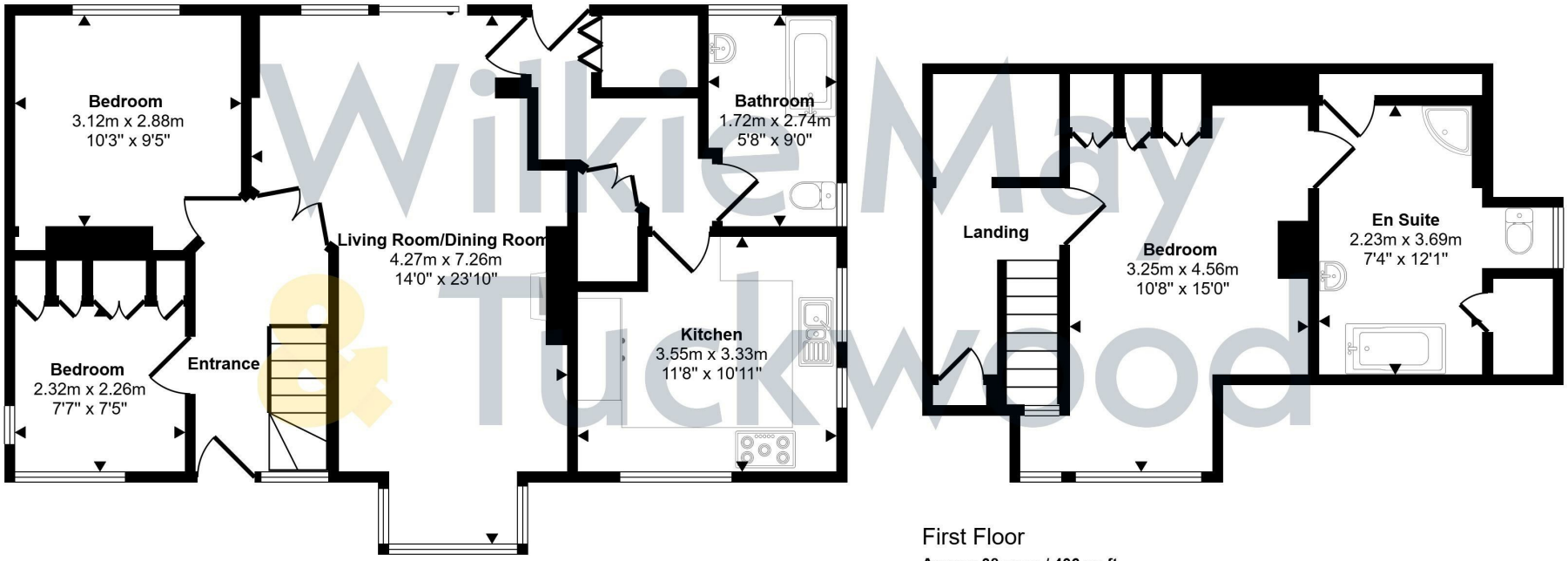
Price £375,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 72 sq m / 771 sq ft

First Floor
Approx 38 sq m / 406 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.

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Description

A beautifully presented three bedroom detached bungalow with generous established gardens, backing onto the heritage West Somerset Steam Railway Line – coming to the market for the first time in 40 years.

- Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

The property comprises a detached 1930's bungalow, built of traditional brick construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and gas fired central heating. The property has been extremely well maintained by the current owners and has recently had exterior decoration, and a new kitchen. The gardens are a real feature of this property, wrapping around the bungalow and playing host to a number of established fruit trees.

The accommodation in brief comprises; Composite door with obscured glazed glass panels into the spacious Entrance Hall; with solid wood flooring, under stairs storage. Bedroom; with double aspect and full height built in wardrobes. Bedroom; with aspect to rear, distant sea view. Open plan Living Room/Dining Room; with flooring to match the hallway, double aspect, bay window, living flame coal effect fireplace with polished resin stone effect surround, serving hatch to kitchen, sliding patio doors onto the decked balcony, enjoying views over the heritage West Somerset Steam Railway Line. Rear Hall; with solid wood flooring, built in cupboard with shelving and Worcester combi boiler for central heating and hot water, space for tumble dryer, further built in cupboard, space for tall fridge freezer. Door into ground floor Bathroom; with white suite comprising a P-shaped panelled bath, electric Mira shower over, pedestal wash basin, low-level WC, heated towel rail. Kitchen; with double aspect, solid wood flooring, recently refitted kitchen comprising an excellent range of white shaker style cupboards and drawers under a squared edge concrete effect worktop with inset one and a half bowl composite sink with mixer tap over, multi panelled splashbacks, five ring induction hob with stainless steel splashback with extractor hood over, two double eyelevel Bosch electric ovens, integrated microwave oven, integrated dish washer, integrated washing machine.

Stairs to 1st floor, Landing; with storage cupboards times two, En-suite Bedroom; with aspect to front, built in wardrobes, door into En-suite Bathroom; with four-piece suite comprising a rolled top bath with claw feet, shower attachment, corner shower cubicle, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin, heated towel rail. Eaves storage cupboards and sea views.

OUTSIDE: The property has off road parking for 2 to 3 vehicles at the front via a patterned concrete driveway. The rear garden wraps around the property and is an established plot being laid mainly to lawn with a number of established fruit trees, a vegetable patch and it also benefits from a pedestrian gateway leading to a convenient path that leads to the town centre.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of 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.

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