





Five Bells

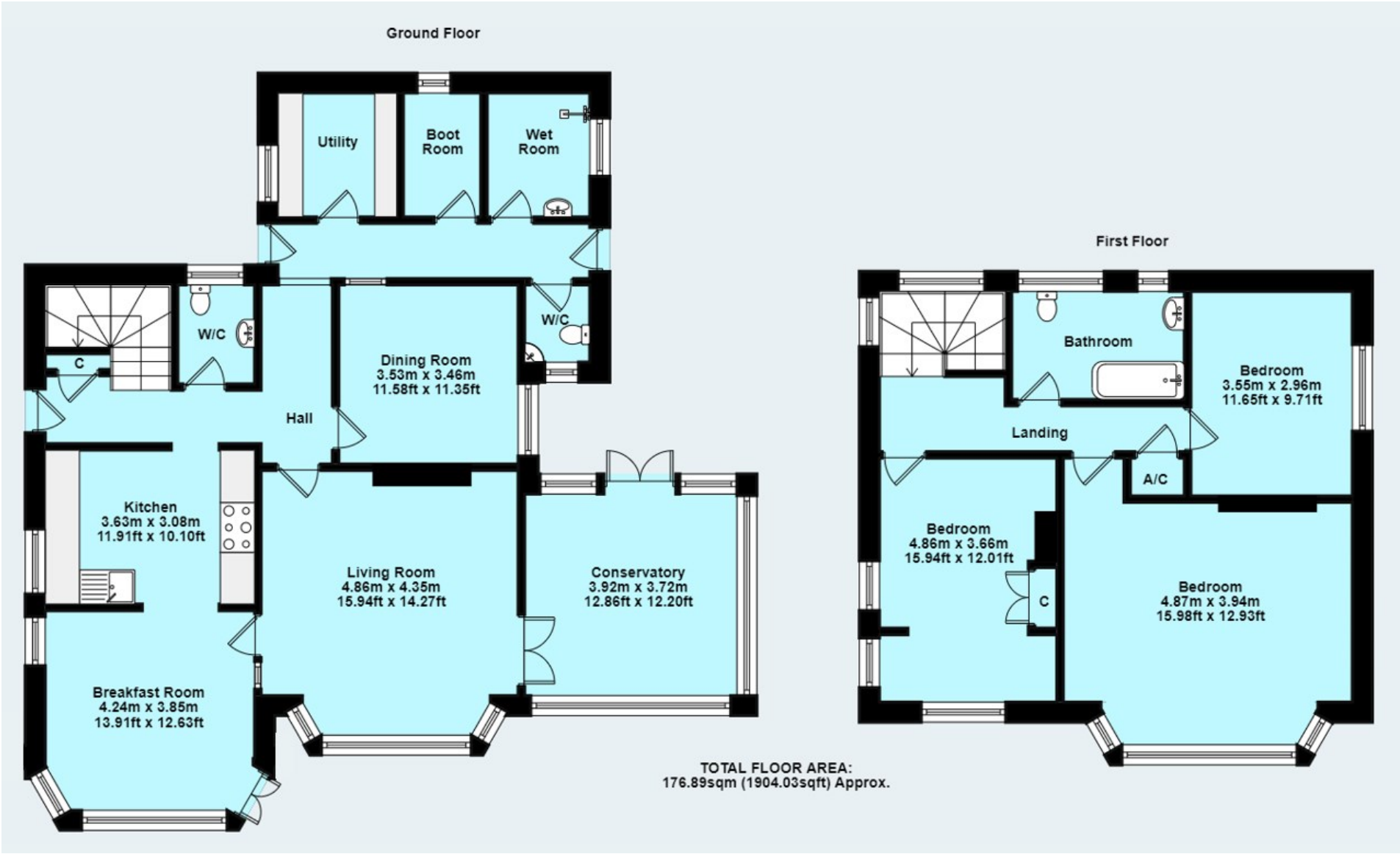
Watchet TA23 0HZ

Price £599,950 Freehold

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Wilkie May & Tuckwood

Floorplan


Ground Floor
Utility
Boot Room
Wet Room
W/C
C
Hall
Dining Room
3.53m x 3.46m
11.58ft x 11.35ft
W/C
Kitchen
3.63m x 3.08m
11.91ft x 10.10ft
Living Room
4.86m x 4.35m
15.94ft x 14.27ft
Conservatory
3.92m x 3.72m
12.86ft x 12.20ft
Breakfast Room
4.24m x 3.85m
13.91ft x 12.63ft
First Floor
Bathroom
Bedroom
3.55m x 2.96m
11.65ft x 9.71ft
Landing
A/C
Bedroom
4.86m x 3.66m
15.94ft x 12.01ft
C
Bedroom
4.87m x 3.94m
15.98ft x 12.93ft
TOTAL FLOOR AREA:
176.89sqm (1904.03sqft) Approx.

Description

An incredibly spacious three-bedroom detached 1930's family home with large south facing gardens and uninterrupted countryside views situated just a mile from the coast and Quantock Hills.

- South Facing Plot
- Large Grounds
- Well Maintained Throughout
- Detached
- Stunning Views To The Quantock Hills and Brendon Hills
- Gas Central Heating
- Off Road Parking For Many Vehicles
- Garage

The property comprises a detached 1930's family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and extended ground floor living accommodation with annexe potential. The property has been the subject of a programme of refurbishment during our clients tenure, and enjoys wonderful far reaching views over the nearby arable farmland and to the Brendon and Quantock Hills from many of the rooms.

The accommodation in brief comprises; recently installed double glazed double doors into the Entrance Porch, with double glazed uPVC door into the Entrance Hall; with under stairs storage cupboard.

Downstairs WC with low level WC, wash basin with tiled splashback.

Kitchen/Breakfast Room; double aspect, tiled floor with under floor electric heating, range of fitted solid oak kitchen cupboards and drawers under a granite worktop with inset one and a half bowl sink and drainer with mixer tap over, space for a range oven, with extractor hood over, space for tall fridge/freezer, space and plumbing for a dishwasher.

Breakfast Room; with a tiled floor, electric under floor heating, far reaching views, double doors to the front terrace. Living Room; aspect to front, with views, chimney breast with inset woodburner and slate hearth, reclaimed oak beam over.

Double glazed double doors into the Conservatory; with fantastic far reaching views to the Quantock Hills, wood effect laminate flooring, double doors to the rear garden.

Study or Dining Room; with aspect to the side, views to the Quantock Hills.

Rear Hall with tiled floor, door into Utility Room; with a range of wood effect cupboards and drawers under a granite effect rolled edge worktop, with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for tumble dryer, space for under counter fridge and freezer.

Boot Room; with tiled floor.

Wet Room; with tiled walls, wet room flooring, electric Mira shower over, Belfast sink, heated towel rail, door into second WC; with low level WC, corner wash basin with tiled splashback, wall mounted Worcester boiler, door to the rear garden and door to the side garden from the hallway. Stairs to the first floor with half landing window.

Landing with hatch to roof space and airing cupboard with modern cylinder, wood slat shelving and immersion switch.

Bedroom 1; with bay window, again enjoying fine views, feature cast iron fireplace with tiled hearth.

Bedroom 2; with a double aspect, built in storage cupboard.

Bedroom 3; with aspect to side, with views to the Quantock Hills, corner wash basin with tiled splashback. Family Bathroom; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The property is approached over a long sweeping driveway with a 5 bar timber gate leading into the grounds of the house where there are three parking areas, and access to the timber Garage; with double timber doors. The plot is south facing and stock proof, being laid mainly to lawn with a number of established fruit and pine trees, together with a summerhouse, and seating terrace accessed from the Kitchen/Dining Room.

MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, gas, private drainage via a modern septic tank.

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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'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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