Natasha Howarth

ESTATE AGENTS

8 Wouldham Road, Watchet, TA23 0EG

£255,000

This well-presented, three-bedroom semi-detached home occupies a convenient position within easy walking distance of local first schools and shops. Offering spacious and practical accommodation, generous parking and a beautiful garden, the property would suit a wide range of buyers.

The property benefits from double glazing and gas central heating throughout.

In brief, the accommodation comprises an entrance hallway, lounge, kitchen and dining room on the ground floor. On the first floor are three good-sized bedrooms and a family bathroom.

To arrange a viewing, please contact the vendor’s sole agent.

ENTRANCE
Double glazed door to:

ENTRANCE HALLWAY
Stairs rising to the first floor with storage cupboard beneath. Doors to lounge, dining room and kitchen.

LOUNGE
Double glazed bay fronted window. Feature fireplace with gas fire inset. radiator.

KITCHEN
Double glazed windows to rear aspect. Fitted with a matching range of wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Freestanding cooker to remain. Space for fridge freezer, space for dishwasher. Tiled splashbacks. Breakfast bar. Skylight. Double glazed door and window combination unit to the garden.

DINING ROOM
Radiator.

LANDING
Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE
Double glazed window to front aspect. Fitted with a wall of wardrobes with mirrored sliding doors. Radiator.

BEDROOM TWO
Double glazed window to rear aspect. Radiator.

BEDROOM THREE
Double glazed window to front aspect. Radiator. Built in wardrobes, cupboards and drawers.

BATHROOM
Obscure side aspect double glazed window. Fitted with a three piece white suite comprising panelled bath with shower over, glass shower screen, wash hand basin and WC.

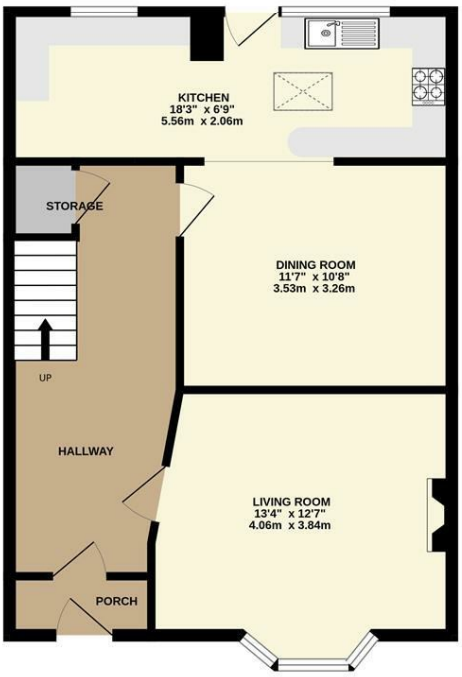
EXTERIOR

PARKING
On own driveway for multiple vehicles.

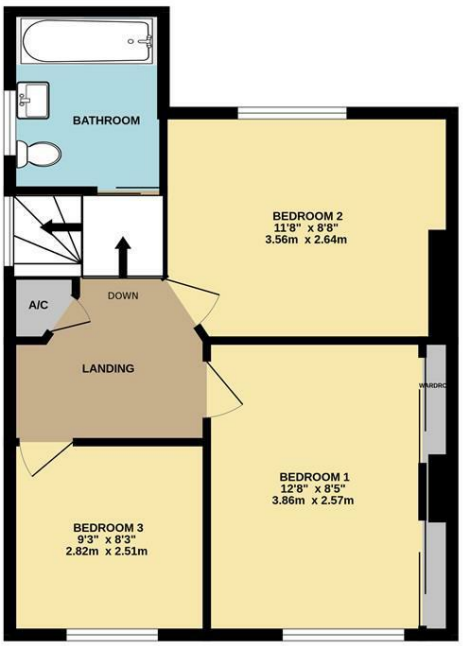
GARDEN
Large patio with timber shed on hardstanding to remain. Mainly laid to lawn with shrub borders. Rear pedestrian gate.

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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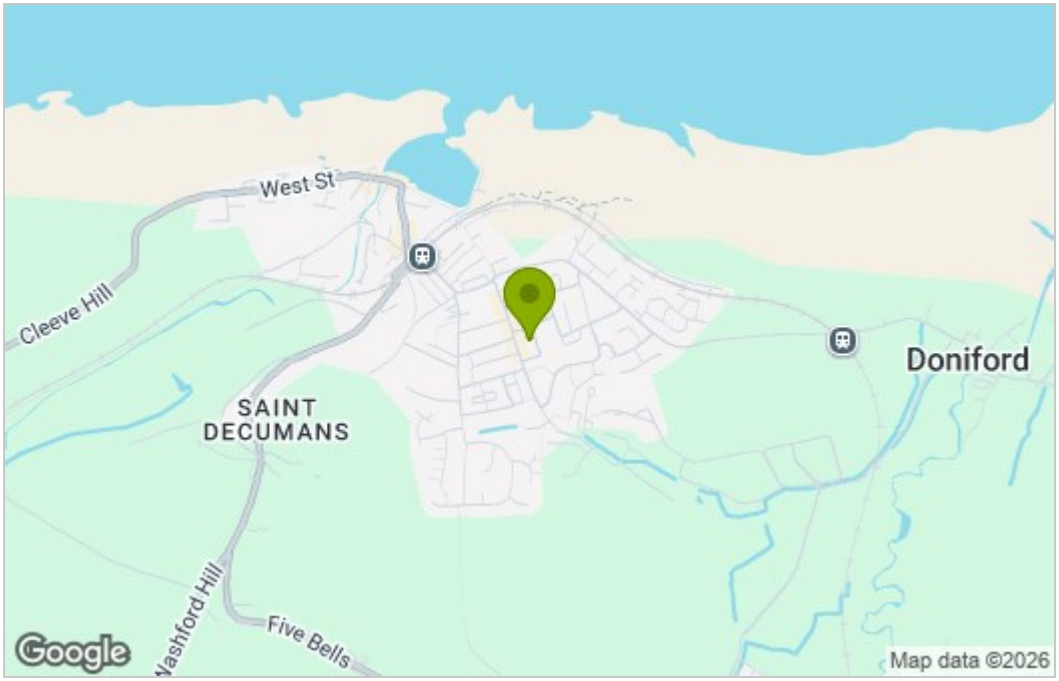
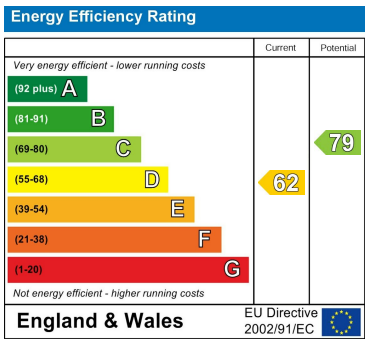
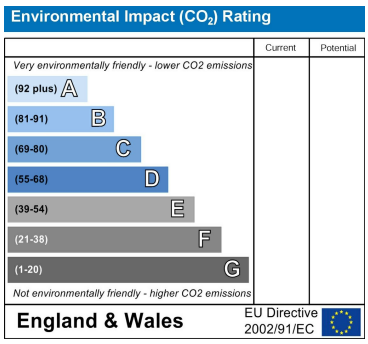
Area Map



Energy Efficiency Graph





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

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