

Watchet TA23 0RG

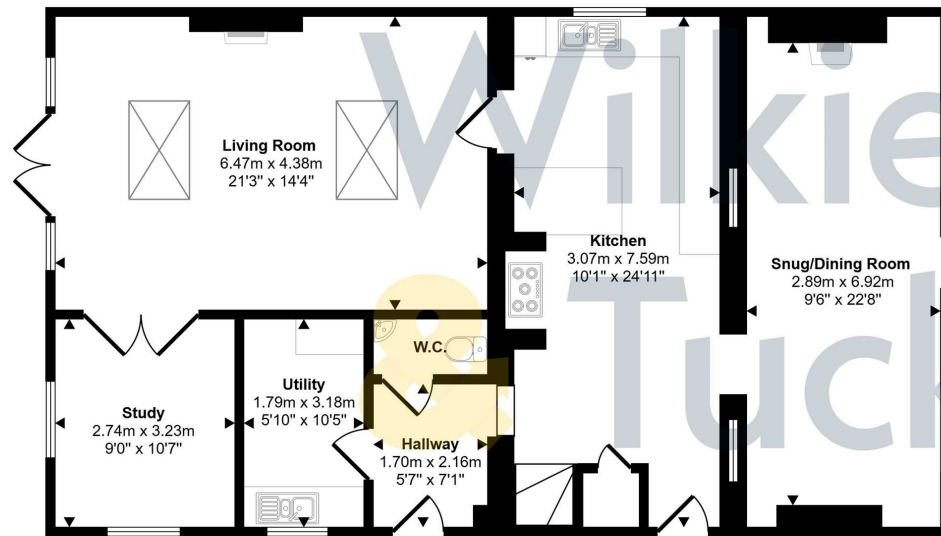
Price £550,000 Freehold

			B
4	2	1	EPC

Wilkie May
& Tuckwood

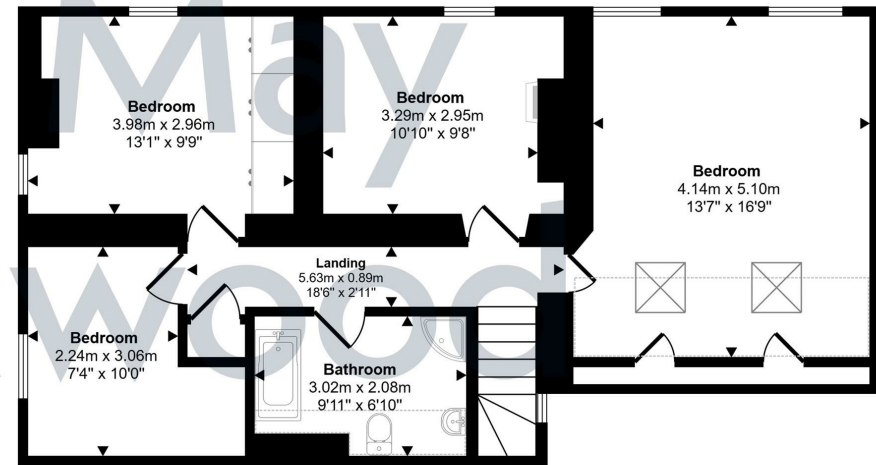
Floorplan

Approx Gross Internal Area
179 sq m / 1928 sq ft



Ground Floor
Approx 102 sq m / 1101 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 77 sq m / 827 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.

Description

An extended detached four bedroom family home with air source heating, solar panels and battery storage, situated in the heart of the popular village of Roadwater.

- Well Presented Family Home
- Popular Village Location
- Off Road Parking
- Air Source Heating
- 2 X Wood Burners
- Solar Panels & Battery Storage



The accommodation in brief comprises; Front door with inset stained glass panel opening in to the Snug/Dining Room with Travertine flooring, aspect to front, chimney breast with inset wood burner on a slate hearth with slate effect tiled face, second chimney with slate effect face to match, Tv point, squared archway into Kitchen; with Travertine flooring, aspect to side, under stairs storage cupboard, space for range oven with tiled splashback (LPG gas connection), recently fitted Magnet Kitchen comprising a good range of coloured kitchen cupboards and drawers under a wood effect worktop with inset sink and drainer, mixer tap over, integrated dishwasher, space for American fridge/freezer, door to rear hallway with uPVC stable door to garden, door into Downstairs WC; Travertine flooring, low level WC, wash basin inset into cupboard with tiled splashback, door into Utility Room; Travertine flooring, aspect to side, solid wood worktop with inset stainless steel sink and drainer, mixer tap over, space and plumbing for washing machine, space for tumble dryer, 2nd bank of drawers under a solid wood worktop with space for a tall fridge/freezer adjacent, and hatch to secondary roof space. Sitting Room; aspect to rear, 2 x Velux windows, large fireplace with slate hearth, sandstone pillars and a reclaimed beam over with inset multifuel burner, Tv point, French doors to garden, double doors into Ground Floor Office or Occasional Bedroom; double aspect, TV point, telephone point.



Stairs to first floor from Kitchen; landing with hatch to roof space which is boarded and lit, linen cupboard. Bedroom 1; 2 x Velux windows, Tv points, eaves storage cupboards. Bedroom 2; aspect to front, cast iron feature fireplace. Bedroom 3; double aspect, wood effect laminate flooring. Bedroom 4; aspect to side, wood effect laminate flooring, Tv point. Family Bathroom; 4 piece white suite to include a Jacuzzi bath, multi panel surround, separate shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

OUTSIDE: To the left of the property there is a Car Port which gives access to the rear garden via double wooden gates. Within the Car Port there is a off road parking for two vehicles. The rear garden has been carefully landscaped and has a generous patio seating area, with two raised beds, and the remainder is laid to lawn with walled and fenced boundaries to include a decking area. There is also a shed, woodstore, Workshop (with power) and Summerhouse in the garden which will be included in the sale.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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, references 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 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 23rd June 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 misses) 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. References to the feature 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

OAE

