



Wedlakes

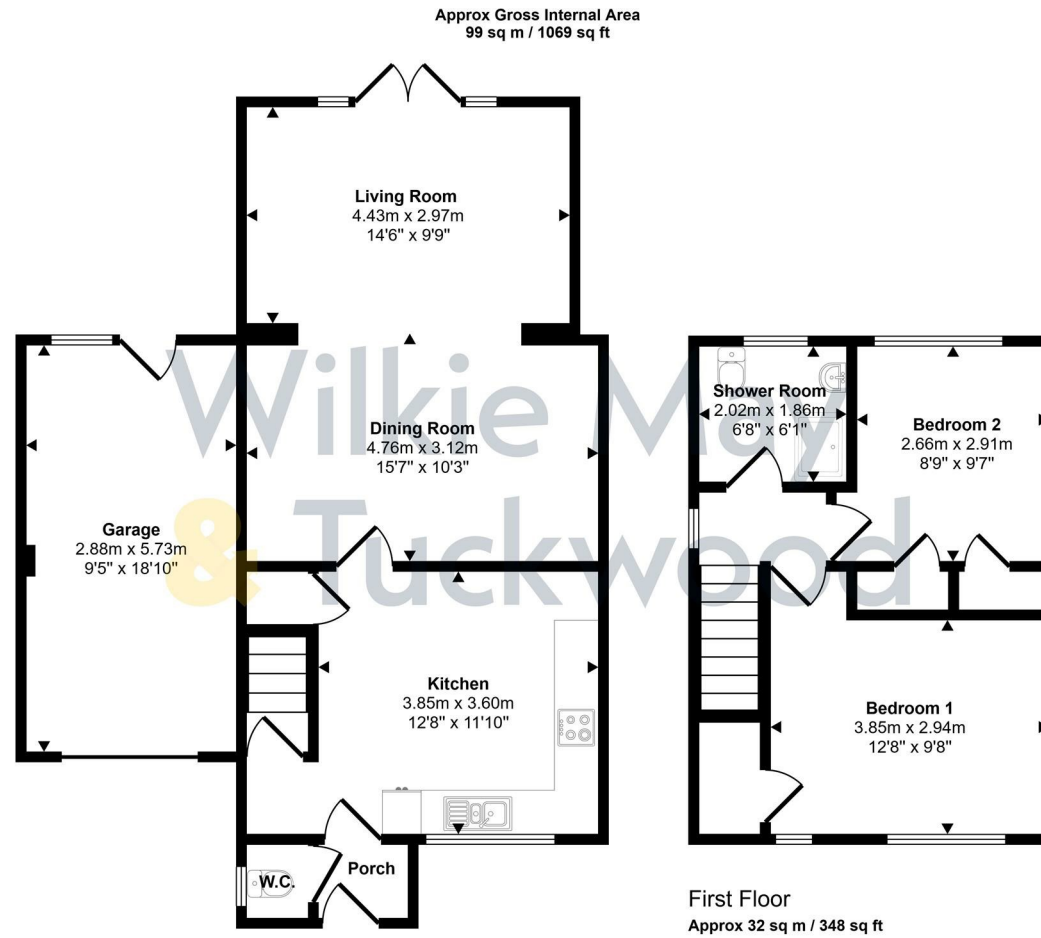
Watchet TA23 0JL

Price £249,950 Freehold

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2	2	1	EPC

Wilkie May
& Tuckwood

Floorplan



Ground Floor
Approx 67 sq m / 721 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

Situated in a popular cul-de-sac – A spacious extended two bedroom semi detached house with south facing gardens, off road parking and a Garage.

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- South Facing Garden
- Some Cosmetic Modernisation Required



The property comprises a semi-detached family home of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and gas central heating. The spacious and extended accommodation would benefit from some cosmetic modernisation and is available with No Onward Chain

The accommodation in brief comprises; part glazed uPVC door with leaded light detail into the Entrance Porch; tiled floor. Door into Downstairs WC; low level WC. Part glazed uPVC door into the Kitchen; with a tiled floor, aspect to front, understairs storage cupboard, a good range of cream shaker style cupboards and drawers under a rolled edge granite effect worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob, integrated extractor hood, space for tall fridge-freezer, wall mounted Vaillant boiler. Door into Sitting Room/Dining Room; with aspect to rear, French doors to the garden, telephone point. Stairs to first floor Landing; with hatch to roof space. Bedroom 1; with aspect to front and built in wardrobe. Bedroom 2; with aspect to rear, built in wardrobe and airing cupboard housing modern foam lagged cylinder with immersion switch and wood slat shelving. Shower Room; with tiled floor, tiled walls, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property benefits from off road parking and a front lawned garden. To the rear of the property, there is access to the Garage via a personal door. The garage has an up and over door with power and lighting, space and plumbing for washing machine and further white goods. The garden is fully enclosed and enjoys a south facing aspect laid to patio and lawn and has a raised pond.

SOLAR PANELS: The solar panels are leased.

MATERIAL INFORMATION:



Council Tax Band: B

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

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 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 18th May 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. 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.



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