



## Castle Mead

Watchet TA23 0PZ

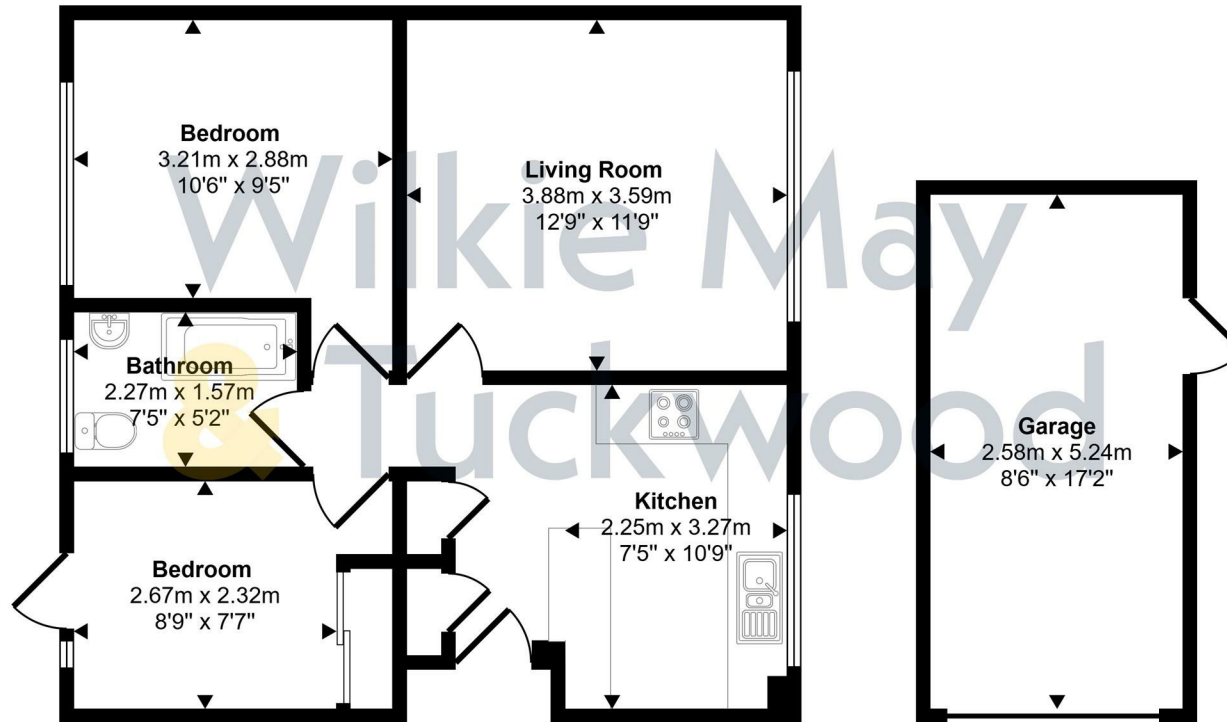
Price £240,000 Freehold



# Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area  
64 sq m / 685 sq ft



## Floorplan

Approx 50 sq m / 540 sq ft

## Garage

Approx 14 sq m / 145 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 immaculately presented two bedroom semi detached bungalow, situated in a sought after cul-de-sac, with landscaped gardens, off road parking and within easy reach of public transport and the village stores.



The property comprises a semi-detached property of traditional brick construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, uPVC soffits, fascias, guttering and electric heating. The property will be found in excellent condition throughout and is within walking distance of the excellent local first school, public transport and Mineral Line to Watchet.

Part glazed uPVC door into the Kitchen; coat cupboard, airing cupboard housing a copper hot water cylinder with jacket and immersion switch. Kitchen; aspect to the front and has a good range of fitted white cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashback, breakfast bar, space and plumbing for washing machine, fitted electric oven with four ring electric hob and extractor fan over, space for tall fridge/freezer. Living Room; with aspect to the front. Bedroom One; with aspect to rear. Bedroom Two; with aspect to rear, and personal door to the garden, built in wardrobes with sliding doors. Bathroom; with tiled floor, electric under floor heating, white suite comprising a p-shaped panelled bath, with electric Mira shower over, pedestal wash basin, low level WC.

OUTSIDE: The bungalow has off road parking via a blocked paved driveway in front of the Garage. The Garage has a personal side door, power and lighting. The front garden is planted with ease of maintenance in mind, and the rear garden is enclosed, being laid, mainly to lawn with planted borders.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage.



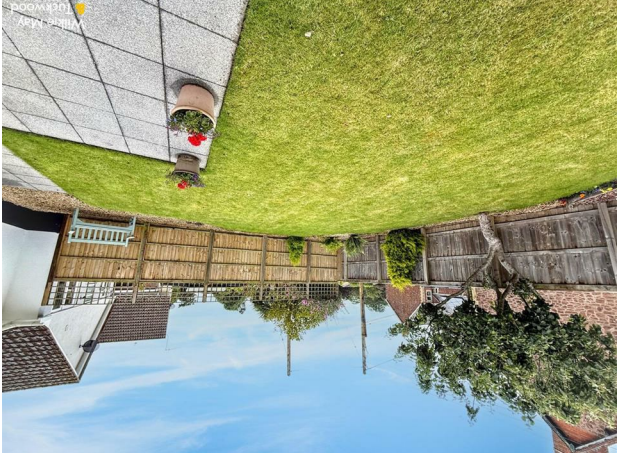
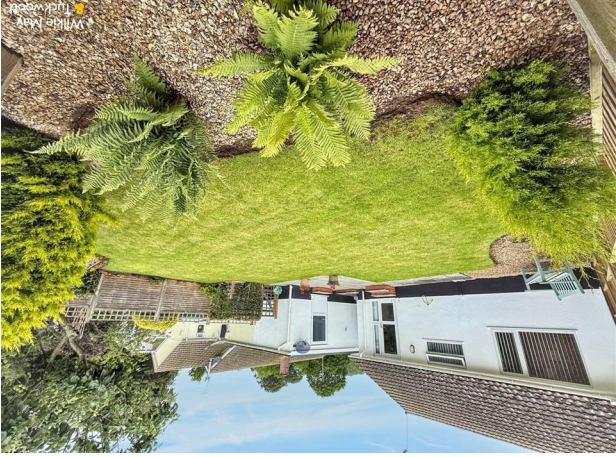
Parking: There is plenty of parking at this property and a Garage.

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](https://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](https://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](https://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.



## 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 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 23rd June 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.



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