





Quarry Road

Watchet TA23 0NR

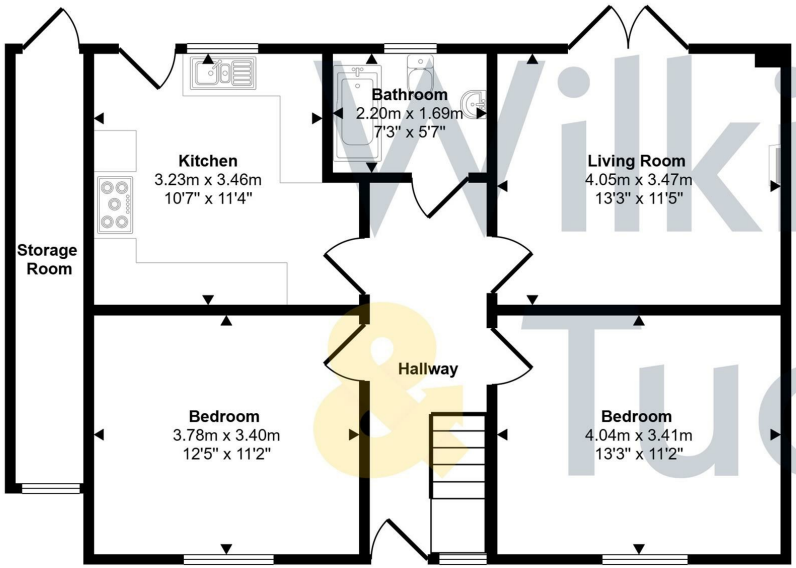
Price £380,000 Freehold

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			EPC

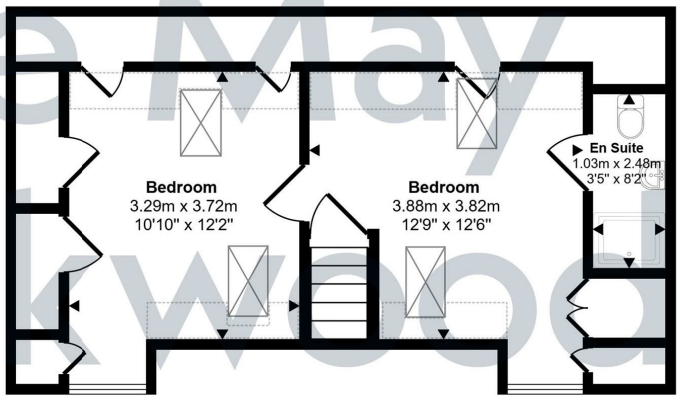
Wilkie May & Tuckwood

Floorplan

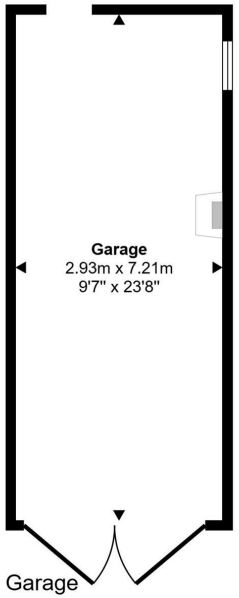
Approx Gross Internal Area
142 sq m / 1533 sq ft



Ground Floor
Approx 76 sq m / 820 sq ft



First Floor
Approx 45 sq m / 486 sq ft



Garage
Approx 21 sq m / 228 sq ft

Denotes head height below 1.5m

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.

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Description

An individual detached three/four bedroom bungalow situated in a private cul-de-sac location in the village of Washford.

- Flexible Accommodation
- 3/4 Bedrooms
- Garage & Off Road Parking
- Air Source Heating
- Good Decorative Order Throughout

The accommodation in brief comprises; part glazed uPVC door into the spacious Entrance Hall; travertine tiled floor, wheeled under stairs storage unit, door into Bedroom; aspect to front, door into Bedroom; aspect to front, covered storage area. Living Room with aspect to rear, French doors to the garden, wood burner with slate hearth. Ground Floor Bathroom; tiled floor and walls, white suite comprising a P shaped bath, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Kitchen; with aspect to rear, Travertine tiled floor, excellent range of kitchen cream shaker style cupboards and drawers under a granite effect rolled edge worktop, with inset one and a half bowl ceramic sink and drainer, mixer tap over, space and plumbing for a range oven, extractor hood over, space and plumbing for a washing machine, space for a tall fridge/freezer, integrated slim line dishwasher.

Stairs to the first floor; En-Suite Bedroom; with double aspect, eaves storage cupboards, Dorma window, Velux windows, door into En-Suite Shower Room; copper coil resin floor, shower tray with tiled walls, electric Mira sport shower over, low level WC, pedestal wash basin, heated towel rail. Door into Bedroom/Office/Nursery; with double aspect, Dorma and Velux windows, built in wardrobe, airing cupboard housing large stainless steel hot water cylinder with immersion switch.

OUTSIDE: The property has a wrap around garden laid to lawn and paving with an underground water saving tank and pump served by the property roof. There is also a covered storage area and a ramp leading up to the Garage which benefits from double timber doors to the front and back of the Garage and off-road parking in front.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

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.
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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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 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.

Tel: 01984 634793

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The Property Ombudsman

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