



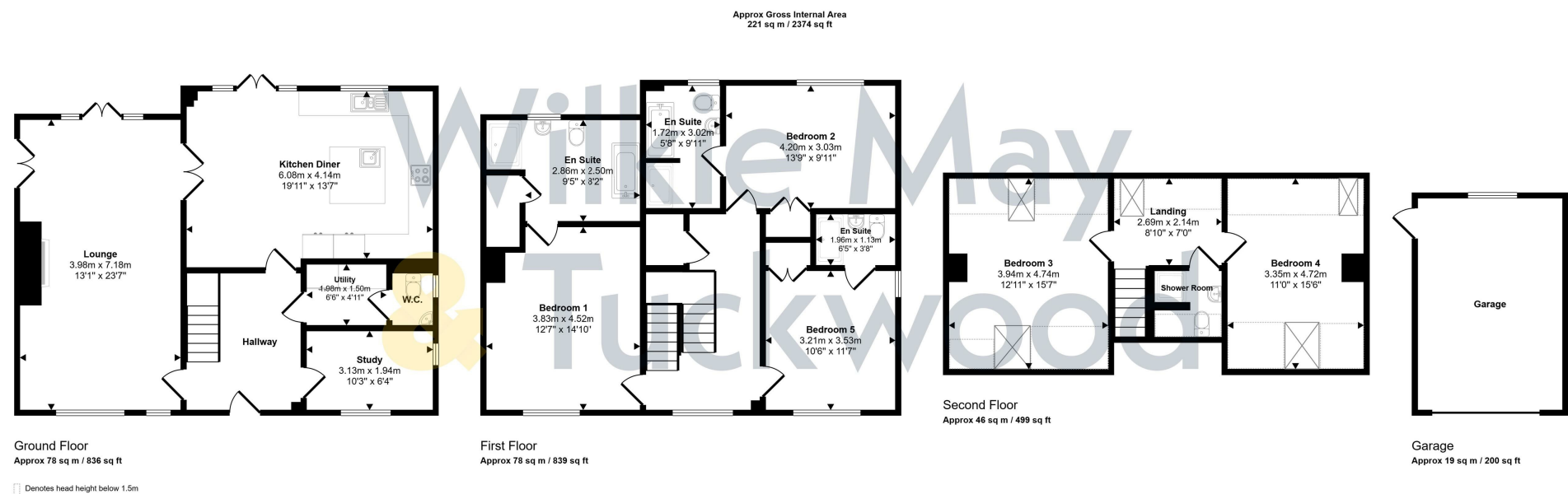
Watchet TA23 0NY

Price £495,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan



# Description

**A substantial detached five-bedroom, four-bathroom energy-efficient family home, situated in a popular residential location with easy access to the Mineral Line and an excellent first school. Offering spacious and versatile accommodation throughout, this impressive property is ideally suited to modern family living.**

- Solar Panels
- Four Bathrooms
- Air Source Heating
- Executive Style Family Home
- Close to Local First School
- Close to Local Walks and Popular Heritage Railway Line



The property comprises an individual detached family home, built in 2012 of traditional brick and block construction, with K-Rend elevations beneath a slate roof. The home benefits from an energy-efficient specification including air source heating, solar panels, and solar thermal panels, together with three en-suite bedrooms, a Garage and off road parking.

The accommodation in brief comprises; Hardwood door with bullseye viewing pane of glass into the spacious Entrance Hall; with tiled floor and oak staircase. Door into Office; with dual aspect, telephone point, tiled floor, under floor heating. Utility Room; with tiled floor, oak cupboards, granite worktop with space and plumbing for washing machine, space for tumble dryer. Oak door into Downstairs WC; with tiled floor, low level WC, corner wash basin, tiled splashback. Living Room; with double aspect, hardwood flooring, wood burner inset into chimney breast with slate hearth, brick slip surrounds, oak beam over and two sets of French doors to the side and rear garden, underfloor heating. Glazed oak doors into Kitchen/Dining Room; with aspect to rear, tiled floor, comprehensive fitted oak kitchen with a granite worktop, inset double bowl stainless steel sink with mixer tap over, under counter lighting, central island with circular preparation sink and mixer tap over, eye level electric double oven, microwave oven, four ring induction hob with extractor hood over, integrated fridge-freezer, integrated dishwasher, wine cooler, ample room for dining table, French doors to the rear garden. Stairs to first floor Landing; aspect to front, airing cupboard housing modern stainless steel cylinder with solar thermal hot water and immersion. Bedroom 1; with aspect to front. Door into En-Suite Bathroom; with oversized Jacuzzi bath, tiled floor and surrounds, pedestal wash basin, enclosed digital shower and adjacent sauna. Bedroom 2; with aspect to rear, fitted double wardrobe. Door into En-Suite; with panelled bath, tiled surround, mixer shower attachment, pedestal wash basin, low level WC, shaver point, shower cubicle with tiled surround, thermostatic mixer shower over, heated towel rail. Bedroom 3; double aspect, built in double wardrobe. Door into En-Suite



Shower Room; shower tray with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Stairs to the second floor Landing; with luthen style Velux window, ample room for a desk and power points. Bedroom 4; double aspect, luthen style Velux windows, far reaching views over the surround farmland and to St. Decumans Church in the distance. Bedroom 5; with double aspect, again with views to St. Decumans Church and the farmland. Shower Room; with tiled floor, shower cubicle with tiled surround, thermostatic mixer shower over, wash basin.

OUTSIDE: The house enjoys a generously sized paved seating and entertainment area, together with a well-maintained lawned main garden, providing an ideal space for outdoor dining and family enjoyment. There is a block paved driveway, and a good sized Garage with electric over door, power and lighting.

## MATERIAL INFORMATION:

Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is off road parking and a Garage 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](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:



## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:**

**Local Authority:**

**Property Location: Council Tax Band: F**

**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.org.uk/>.

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

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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.



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