



Watchet TA23 0JZ

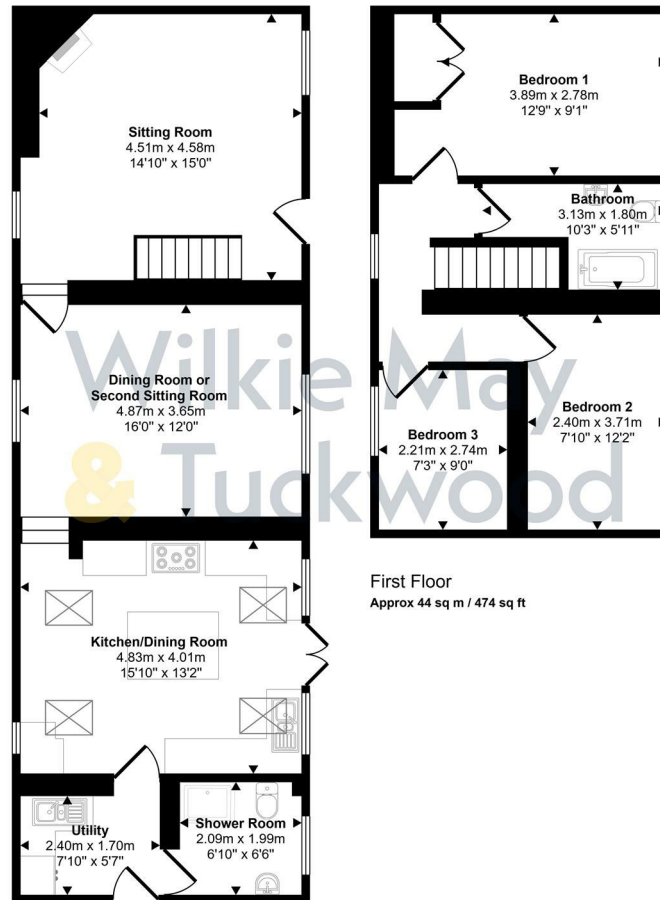
Price £359,950 Freehold

			
3	2	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
118 sq m / 1265 sq ft



First Floor
Approx 44 sq m / 474 sq ft

Ground Floor
Approx 74 sq m / 791 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

BEAUTIFULLY PRESENTED – A skilfully converted and very spacious three-bedroom end of terrace cottage, situated in a favoured location on the edge of the Exmoor National Park.

- Well Presented Accommodation
- Off Road Parking
- Ground Floor Shower Room
- Two Reception Rooms
- Handmade Kitchen
- Wood Burner
- Viewings Highly Recommended



The accommodation in brief comprises; Solid wooden door with leaded light window into the Utility Room; with Travertine tiled flooring, under floor heating, cupboard with space and plumbing for a washing machine, and space for a tumble dryer over, oil fired boiler for central heating and hot water. Shower Room; with Travertine flooring, under floor heating, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Kitchen/Dining Room; double aspect, 4 Velux windows, Travertine flooring, under floor heating, handmade fitted kitchen with a range of cupboards and drawers under a solid oak worktop with matching breakfast island, inset one and half bowl ceramic sink and drainer, mixer tap over, space for range oven (connected to an LPG bottle), extractor hood over, space for tall fridge/freezer, tiled splashbacks, double doors to the garden, steps down into the Dining Room/2nd Sitting Room; double aspect. Principal Sitting Room; double aspect, with under stairs storage cupboard, aspect to rear, fireplace with tiled hearth, brick surrounds, with inset wood burner and oak mantel piece over, door to garden. Stairs to first floor landing with hatch to roof space. Bedroom 1; aspect to rear, built in double wardrobe. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Family Bathroom; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has a gravelled off road parking area with off road parking for one good sized vehicle and one small one. There is a sizeable patio seating area leading to the main garden laid to lawn with river frontage with access to the modern home office with power and lighting which could be used for a variety of purposes to include income generation.

MATERIAL INFORMATION:

Council Tax Band: C



Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired heating.

Parking: There is off road 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

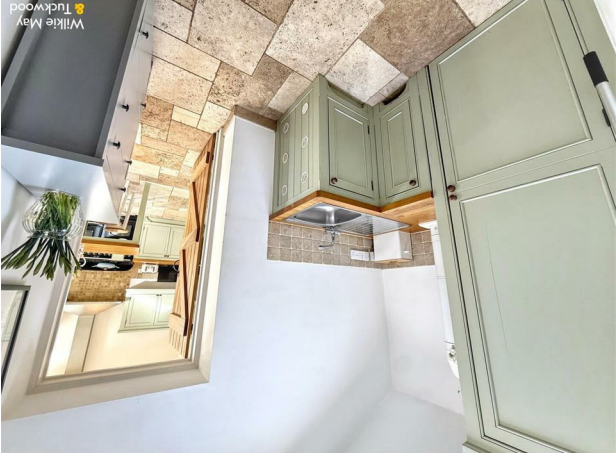
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.



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/>.

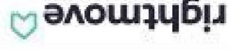
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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 warranties 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 20th March 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, it 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.



Tel: 01984 634793

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



OAE