



Brendon Road

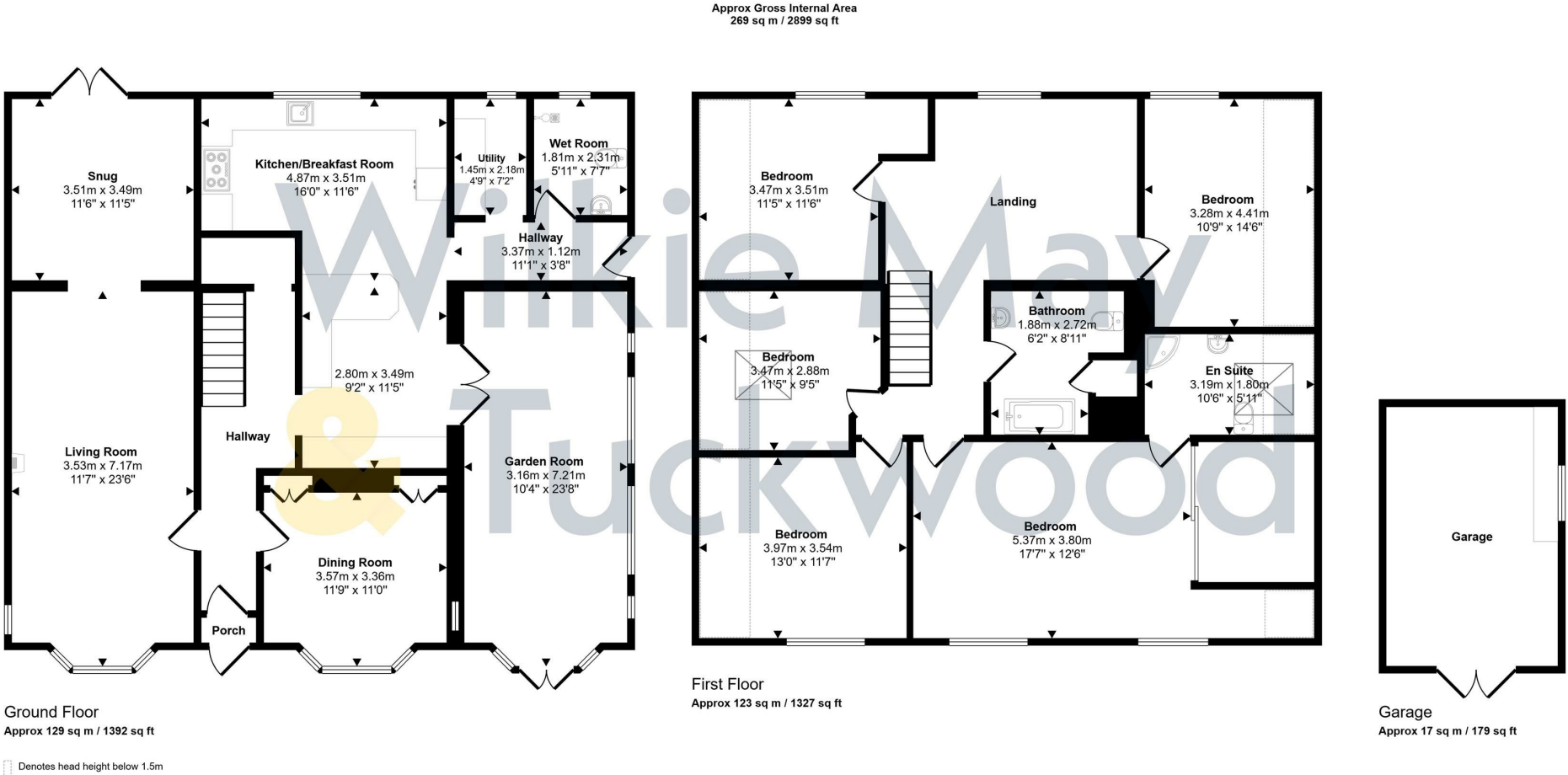
Watchet TA23 0AU

Price £495,000 Freehold

			
5	3	3	EPC

**Wilkie May
& Tuckwood**

Floorplan



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 exceptional five-bedroom detached family home offering stunning coastal views, eco-friendly solar and solar thermal technology, expansive living space, and a generous plot within walking distance of Watchet town centre

- Detached
- Nearly 3000sq ft
- Five Bedrooms
- 3 Bathrooms
- Flexible Accommodation
- En-Suite Bedroom 1
- Far Reaching Sea Views
- Good Sized Garden With Potential To Develop



Coming to the market for the first time in over 30 years, this exceptional detached family home has been thoughtfully and substantially extended by the current owners to create a truly unique property offering extensive and highly versatile accommodation arranged over two floors. Constructed of traditional brick with rendered elevations beneath a tiled roof, the property benefits from full uPVC double glazing, gas-fired central heating, solar panels (owned), and solar thermal hot water technology.

Occupying a generous plot, the property enjoys extensive outdoor space with potential (subject to the necessary planning consents) that the lower garden may offer scope for the construction of an additional dwelling, presenting an attractive opportunity for further development or multi-generational living.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch; part glazed uPVC door to into the spacious Entrance Hall; with under stairs storage and large storage cupboard with plumbing for a Downstairs WC if desired. Living Room; with bay window and aspect to the front, with far reaching sea views, squared archway into the Snug with hardwood oak engineered flooring and French doors to the rear garden. Dining Room; aspect to front, bay window, feature fireplace, built-in alcove storage cupboards. Kitchen; with aspect to rear, tiled floor, comprehensive range of beech effect cupboards and drawers under a granite effect worktop with breakfast bar, ceramic sink, mixer tap over, space and plumbing for dishwasher, space for a tall fridge/freezer, space for a range cooker (available by separate negotiation) extractor fan over, door into the Garden Room; glazed doors, tiled floor, aspect to front, views again to the Bristol Channel and French doors to the front garden. Utility Room; with cupboards to match the kitchen, iDeal gas fired boiler, space and plumbing for a washing machine, space for a tumble dryer, door into the ground floor Wet room; with tiled walls and a thermostatic mixer shower over, heated towel rail, low level WC.



Stairs to large open plan landing; hatch to roof space with ladder, and lighting. En-suite Bedroom One; with aspect to the front, uninterrupted views over the Bristol Channel to the Marina and Lighthouse, and in the distance to the Welsh coastline, large fitted full height wardrobes with sliding doors, door into the En-Suite Shower Room; shower cubicle with multi panel surround, thermostatic mixer shower over, low-level WC, wash basin with storage under, heated towel rails. Bedroom Two; aspect to front overlooking the Bristol channel. Bedroom 3; aspect to the rear. Bedroom Four: aspect to the rear. Bedroom Five; aspect to side with Velux window. Family Bathroom; with white suite comprising panelled bath, tiled surround, electric shower over, airing cupboard housing large modern cylinder with immersion, and solar thermal hot water heating, wash basin with storage under, heated towel rail and intelligent mirror

OUTSIDE: The property benefits from two driveways, affording off road parking for 4 to 5 vehicles, together with a Garage equipped with power and lighting. The gardens to the property lie to the front, laid to lawn and vegetable patch, with an impressive large decking entertainment area taking in the 180 degree sea views.

MATERIAL INFORMATION:

Council Tax Band: C

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:



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.org.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, reference 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 18th August 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 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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