



LIDDYMORE PARK

Watchet | West Somerset



Liddymore Park

Watchet TA23 0DR

Price £195,000 Freehold



EPC

Wilkie May & Tuckwood

Floorplan

The Hambridge



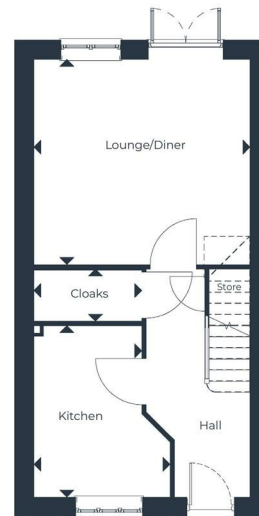
Ground Floor

Kitchen	2.16m* / 2.7m* x 3.44m	7'1"*/ 8'1" x 11'3"
Lounge/Diner	4.33m x 4.12m	14'2" x 13'6"
Cloakroom	2.16m x 1.05m	7'1" x 3'5"

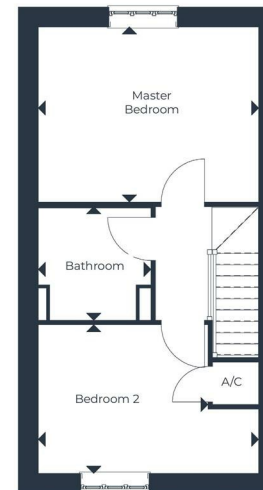
First Floor

Master Bedroom	4.33m x 3.44m	14'2" x 11'3"
Bedroom 2	3.33m* / 4.3m* x 2.93m	10'11" / 14'2" x 9'7"
Bathroom	2.21m x 2.23m	7'3" x 7'3"

* Minimum / maximum dimensions supplied for irregular shaped rooms



Ground Floor



First Floor

Please note this plot may be handed (mirror image), please speak with a Sales Advisor for more information.

Description

2 Bedroom Home, Available at 25% Less than the open market value on the Summerfield My Home Scheme (eligibility criteria apply), Solar PV Panels, Enclosed Rear Garden, Allocated Parking Spaces, Electric Car Charging Point, 10 Year NHBC Warranty, High Energy Efficiency, Traditional Solid Wall Construction

- Own this property at 25% less than open market value on the Summerfield My Home scheme
- Highly Energy Efficient Terraced New Build Home
- Built by highly respected Summerfield Homes
- In Roof Solar PV Panels
- Allocated Parking Spaces
- Enclosed Rear Garden
- Electric Car Charging Point



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The home is being built by highly respected regional housebuilder, Summerfield Homes, this fantastic house is situated on the picturesque Liddymore Park development, which enjoys wonderful views across to the Quantock Hills and surrounding countryside.

Finished to a very high standard throughout with an energy-efficient gas fired condensing boiler, solar PV panels and PVCu double glazing, this traditional brick and block property benefits from Predicted Energy Efficiency rating B.

PLOT 197 - The Hambridge is a stunning 2 bedroom end terrace house. The lounge/dining area is located to the rear of the property, benefitting from French door leading to the rear garden, with the kitchen located to the front of the home. Completing the ground floor is a WC and a storage cupboard.

To the first floor is where the master bedroom is located along with a second bedroom and bathroom.

Outside, you will find a fully rotovated enclosed rear garden and 2 allocated parking spaces

Location

Liddymore Park is ideally located to access the town, with lovely beaches, and surrounding countryside on your doorstep.

Watchet is a charming harbour town on the West Somerset Coast and has a great deal to offer, from the bustling Marina and historic port, the wild beauty of its coastline and stunning countryside with views inland towards the Quantock Hills.



Whether it is a brisk walk, rock pooling and fossil hunting, or a mooch around the quirky shops in Watchet there is plenty to offer. The East Quay gallery, restaurant and studios are new to the town and host a full programme of exhibitions, events, workshops, courses and activities for children and adults all year round, there is always plenty to do.

Watchet is well connected via the A39 from Bridgwater and A358 from Taunton and Minehead. It also has a variety of local amenities and shops including independent and High Street names appropriate for modern living. Schools are well catered for, with a middle school nearby and the Knights Templar community church school and nursery within easy walking distance of Liddymore Park.

About Summerfield Homes

Summerfield is an established local property development Company with a longstanding reputation for building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, Summerfield evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, Summerfield build a range of commercial and residential properties to high construction and environmental standards. With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from one bedroom properties, to two bedroom affordable coach houses and three, four and five bedroom prestigious properties. Every home is designed to complement its setting, incorporating a style typical of the local area with character features and individual finishes.

Built using the latest construction techniques, all Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10-year National House Builders Council (NHBC) warranty.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

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 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, 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 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 28th 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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