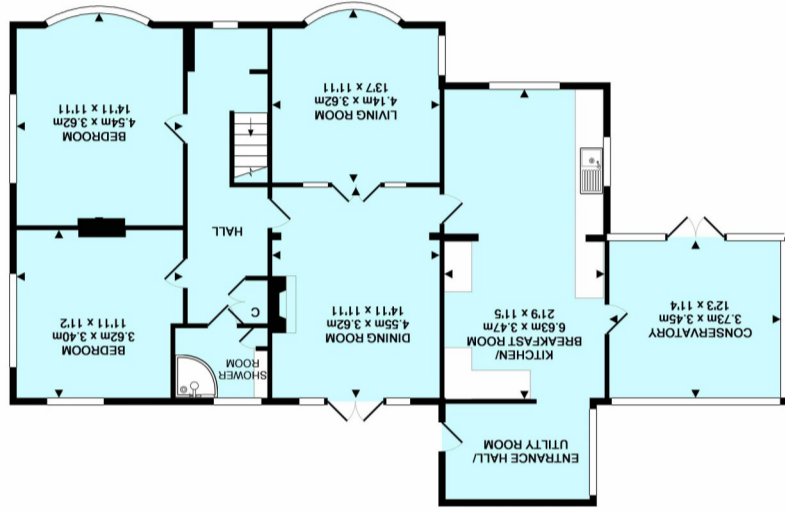
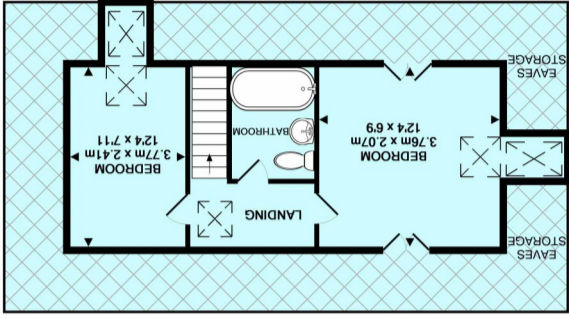
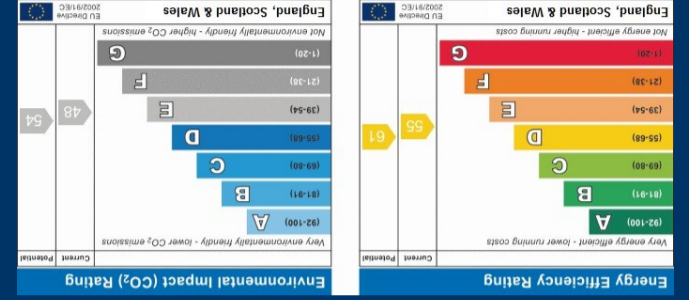


**IMPORTANT NOTICE:** Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017. 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: 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 1998. 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.



**Tenure:** The property is offered for sale freehold, by private treaty with vacant possession on completion.  
**Services:** Mains water, mains electricity, mains drainage, Gas fired central heating.  
**Council Tax:** C

**GENERAL REMARKS AND STIPULATION**

**Price: £312,000**

**Watchet | TA23 0JE  
 Penny Lea,**





**DESCRIPTION:** The accommodation in brief comprises; Inner hallway with Stairs rising to the first floor, storage cupboard and doors leading to; Living Room, television point and uPVC double glazed windows with an aspect to the front and side, glass panelled double doors opening to: Dining Room, uPVC double glazed double doors opening to the courtyard garden/parking area, open fireplace with inset woodburning stove, Minster stone surround with hearth and mantel, door into the Kitchen, with an excellent range of solid wood cupboards and drawers with tiled splashbacks, black granite worktops and matching island, 1½ bowl Belfast sink and granite drainer with mixer tap over, space for a ranger cooker with extractor fan over, integral fridge, integral dishwasher, kick board lighting, door into Entrance Hall/Utility Room, space and plumbing for a washing machine, space for tall fridge/freezer, and space for tumble dryer. A large conservatory with uPVC double glazed windows also leads off of the kitchen with power and lighting and French doors to the rear garden. Ground Floor Bedrooms to include Bedroom 1 with uPVC double glazed window with an aspect to the front and further uPVC double glazed window with an aspect to the side, Bedroom 2, picture rail and uPVC double glazed window with an aspect to the rear. Ground Floor Shower Room with modern suite comprising; corner shower cubicle with thermostatic shower over, low level WC, wash hand basin, tiled flooring and obscure uPVC double glazed window opening to the rear, stairs to the first floor. Bedroom 3, eaves storage, and two Velux windows. Bedroom 4, eaves storage and Velux window. Bathroom; modern fitted white suite comprising rolled top bath, low level WC, pedestal wash basin.

**DIRECTIONS:** From our office in Swain Street proceed up to the Railway Bridge and turn left onto Brendon Road, which becomes South Road, on the left hand bend turn right onto the continuation of South Road. Continue along South Road, past the playing field on the left hand side, and take the first left into Risdon Road where the bungalow will be found a short distance along on the right hand side, indicated by our For Sale board.

**LOCATION:** Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.

**OUTSIDE:** The front of the property is approached by a tarmacadam "in and out" driveway offering ample parking for three/four vehicles. The garden is predominantly to the side of the bungalow and enjoys a large paved patio and a few shallow steps lead to the principle garden space which is laid to lawn with timber gazebo, adjacent patio/bbq area. There are also two large timber sheds.



**An incredibly spacious four bedroom detached 1950's bungalow situated on a good-sized level plot with ample parking and within walking distance of the local shops.**

**ACCOMMODATION** [All measurements are approximate],

**Entrance Hall/Utility Room, Kitchen/Breakfast Room 21'9 x 11'5 (6.63m x 3.47m), Living Room 13'7 X 11'11 (4.14m x 3.62m),**

**Dining Room 14'11 x 11'11 (4.55m x 3.62m) , Conservatory 12'3 x 11'4 (3.73m x 3.45m)**

**Bedroom 1 14'11 x 11'11 ( 4.54m x 3.62m), Bedroom 2 11'11 x 11'2 (3.62m x 3.40m), Shower Room**

**Bedroom 3 12'4 x 6'9 (3.76m x 2.07m), Bedroom 4 12'4 x 7'11 (3.77m x 2.41m) Bathroom**